

SUBDIVISION REGULATIONS AND CAMPGROUND STANDARDS
FOR
TALLULAH FALLS, GEORGIA

ADOPTED BY:
TALLULAH FALLS TOWN COUNCIL

ON

ADOPTED BY:
TALLULAH FALLS PLANNING AND ZONING COMMISSION

SUBDIVISION REGULATIONS AND CAMPGROUND STANDARDS
TOWN OF TALLULAH FALLS, GEORGIA

An ordinance which establishes minimum design standards for the subdivision of land into streets, alleys, and lots and for the development of campgrounds. This ordinance:

1) Defines certain terms used in the ordinance, 2) Provides a procedure for administering and amending the ordinance, 3) Defines the powers and duties of the Town Council, the Planning and Zoning Commission, and other officials, 4) Provides penalties for violation, 5) Repeals conflicting ordinances, and 6) fulfills additional purposes.

The Constitution of the State of Georgia, 1976, Article IX, Section IV, Paragraph II authorizes municipal governments to enact and enforce regulations regarding the subdivision, development, and use of land.

The authority to regulate the subdivision, development, and use of land is authorized for the following purposes, among others:

1. To promote the health, safety, morals, convenience, order, prosperity or general welfare of the present and future inhabitants of Tallulah Falls, Georgia;
2. To encourage the development of an economically sound and stable community;
3. To assure the provision of required streets, utilities, and other facilities and services to new land developments;
4. To assure the adequate provision of safe and convenient traffic access and circulation, both vehicular and pedestrian, in new land developments;
5. To assure the provision of needed public open spaces and building sites in new land developments through the dedication or reservation of land for recreational, educational, and other public purposes;
6. To assure, in general, the wise development of new areas, in harmony with the master plan of the community, and
7. To lessen congestion in the streets and roads, to secure safety from fire and other dangers, to provide adequate light and air, to promote such development of land as will tend to facilitate and conserve adequate provision for transportation, water supply, drainage, sanitation, and for other purposes.

The Tallulah Falls Planning and Zoning Commission has conducted a comprehensive study of land development trends and prepared appropriate regulations and standards to be enforced throughout the incorporated area of Tallulah Falls.

The Town Council has held public hearings at which all owners of property affected were given ample opportunity, after public notice as required by law, to file their comments, if any.

The Tallulah Falls Town Council now adopts and ordains the following text as the Subdivision Regulations and Camp-ground Standards for Tallulah Falls, Georgia.

Adopted on the 7th day of May, 1982

Approved



Mayor, Town of Tallulah Falls

Witnessed by:



Town Clerk-Treasurer

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INTRODUCTION

The Importance of Regulating Subdivision Development

Subdividing or platting is the usual means by which open land is converted into building sites. It consists of laying out land into streets and lots and installing streets and improvements necessary for traffic access, water lines, sewer lines, and other utility services. Subdividing is usually the first step in the process of urbanization.

All real estate subdivisions become physical parts of urban areas; their effects, good or bad, are reflected on the area for a long time. This is true because the physical plans of our communities, with very few exceptions, are simply a composite of the plans of individual subdivisions. Though the subdivider is actually engaged in building the urban area, naturally enough he is interested in realizing as much profit as he can from the sale of his land in the shortest possible time. The community concerned, on the other hand, acquires an addition whose character will affect not only its future physical pattern but the cost of urban facilities and general living conditions as well. It is in recognition of this vital interest of the community in subdividing platting practices and standards that the State of Georgia has conferred upon local government units the authority to control the subdividing of real estate.

Consequences of Inadequate Subdivision Development

Where subdivisions are not properly designed or are inadequately controlled, they may be defective in several major aspects. They may be defective in themselves - their street systems inadequate or badly designed. The lots may be of inappropriate size, shape, or orientation. The street and utility improvements may fall short of minimum standards necessary for health, safety, or desirable living conditions. Subdivisions may also be defective in relation to the development of adjoining areas, the neighborhood, or the community as a whole. The streets may be illadapted to existing or proposed streets in contiguous areas. The sizes and arrangements of lots may not be in harmony with the existing or future character of development of the neighborhood. The utilities may not be suitably coordinated in point of location or size with those of adjoining areas. Finally, the layout of the subdivision may not be properly adjusted to, or may even conflict with, existing or proposed public utilities of neighborhood or areawide importance. For example, a thoroughfare widening or extension, a school site, a recreational area, or a utility right-of way.

Broadly stated, the Subdivision Regulations and Campgrounds Standards are intended to serve as a tool to be applied by the Tallulah Falls Planning and Zoning Commission for the purpose of promoting desirable modern standards of subdivision and campground design and coordinating the layout of all new subdivisions and campgrounds with the Comprehensive Plan. There is no guarantee, however, that all subdivisions and campgrounds complying with them will be fully satisfactory or acceptable since this will depend on the compliance of the designers in applying the principles and standards set forth. Nevertheless, many defects in design should be prevented and the quality of subdivisions generally improved by adherence to the Subdivision Regulations and Campground Standards and the spirit and intent of the Comprehensive Plan.

ARTICLE I

GENERAL

Section 101. Short Title.

This document, containing certain Regulations and Standards that have been adopted according to law, should be known and may be cited as the "SUBDIVISION REGULATIONS AND CAMPGROUND STANDARDS FOR TALLULAH FALLS, GEORGIA".

Section 102. Jurisdiction.

These Regulations and Standards control the subdivision of land and the development of campgrounds within the Town of Tallulah Falls, Georgia. Therefore, their jurisdiction is all of the area lying within the incorporated limits of Tallulah Falls, Georgia.

Section 103. Content

These Regulations and Standards 1) require and regulate the preparation of Preliminary Plans and Final Plats for the subdivision of land, 2) establish minimum design and construction standards for subdivisions, streets, and improvements, 3) set forth the procedure to be followed in applying these Regulations and Standards, and 4) set forth other matters related to the development of land.

Section 104. Purposes.

The various articles and sections of these Regulations and Standards have been adopted by proper ordination enacted under the authority contained in the Constitution of the State of Georgia for the following purposes:

1. To promote the health, safety, morals, convenience, order, prosperity, or general welfare of the present and future inhabitants of Tallulah Falls, Georgia.
2. To encourage economically sound and stable land development;
3. To encourage the development of economically sound and stable communities;

4. To assure the provision of required streets, utilities, and other facilities and services to new land developments;
5. To assure the adequate provision of safe and convenient traffic access and circulation, both vehicular and pedestrian, in new land developments;
6. To assure the provision of needed public open spaces and building sites in new land developments through the dedication or reservation of land for recreational, educational, and other purposes;
7. To assure, in general, the wise development of new areas, in harmony with the Tallulah Falls Comprehensive Plan; and
8. To lessen congestion in the streets and roads, to secure safety from fire and other dangers, to provide adequate light and air, to provide such development of land as will tend to facilitate and conserve adequate provision for transportation, water supply, drainage, sanitation, and for other purposes.

Section 105. Scope.

Section 105.1. Applicability of Regulations and Standards.

1. No person should cause in any way a subdivision to be made, by deed or map, of any parcel of land located within the incorporated limits of Tallulah falls. Nor should any person cause a campground to be developed except in conformity with the provisions of these Regulations and Standards. Where a single lot or parcel of land is proposed to be divided into no more than two (2) parcels, any of the Requirements and Standards may be waived in writing by the Tallulah Falls Town Council after considering a recommendation from the Planning and Zoning Commission. The following conditions, however, must be met in order for such a waiver of Requirements and Standards:
 1. The division of a single lot into two parcels must conform in certain major aspects to the Regulations and Standards.
 2. It must not involve any new public street or road.
 3. It must not offer an opportunity to obstruct natural drainage or a planned major highway.

4. It must not adversely affect any part of an adopted plan, and
5. It must not in any way violate the spirit and intent of these Regulations and Standards.
2. The owner or developer of any tract of land in Tallulah Falls who subdivides the tract must cause a plat of the subdivision, showing permanent monuments, to be filed in the office of the Clerk of Superior Court of Rabun or Habersham Counties, Georgia, through the procedures outlined in Articles IV and V of these Regulations and Standards. No plat of a subdivision may be filed or recorded unless it has been submitted to and approved by the Tallulah Falls Town Council after considering a recommendation from the Planning and Zoning Commission.
3. These Regulations and Standards have nothing to do with any private easement, covenant, agreement, or restriction; and the responsibility of enforcing such a private arrangement is not implied here to be that of any public official. When these Regulations and Standards call for more restrictive standards than those required by private contract, the provisions of these Regulations and Standards control.

Section 105.2. Exemptions.

The following land subdivisions are not defined as subdivisions and are exempted from the requirements of these Regulations and Standards, as provided by the Act authorizing the adoption of these Regulations and Standards.

1. The combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots meet the standards of the Town of Tallulah Falls.
2. The division of land into parcels of five (5) acres or more where no new street is involved, and
3. The division of land into parcels where no new street is involved and the resultant lots meet the requirements of these Regulations and Standards.

Section 106. Administration.

Section 106.1. Administering Body.

The Tallulah Falls Town Council or its duly authorized representative has the authority and power to administer these Regulations and Standards.

Section 106.2. Duties.

The Tallulah Falls Town Council and Planning and Zoning Commission will perform their duties with respect to subdivision and resubdivision in accordance with these Regulations and Standards and the provisions of the Constitution of the State of Georgia.

Section 106.3. Consultation.

In the performance of its duties, the Planning and Zoning Commission may call for opinions or decisions from other departments and agencies in considering details of any submitted plat.

Section 106.4. Additional Authority.

In addition to the regulations contained here, the Town Council may establish any reasonable additional administration for the purpose of promoting the intent and purpose of these Regulations and Standards.

ARTICLE II

DEFINITION OF TERMS USED

Section 201. Definitions.

When used in these Regulations and Standards, the following words and phrases have the meaning as defined in this article. Terms not defined here have the same meaning as is found in most dictionaries where consistent with the context. The terms "must," "will," and "should" are mandatory in nature, indicating that an action shall be done. The term "may" is permissive and allows descretion regarding an action. When consistent with the context, words used in the singular number include the plural and those used in the plural number include the singular. Words used in the present tense include the future.

1. "Lot" - A portion or parcel of land separated from other portions or parcels by descriptions as on a subdivision plat or record survey map or as described by metes and bounds, and intended for transfer of ownership, for building development, for rent or lease, or for development as a campground. For the purpose of these Regulations and Standards, the term does not include any portion of a dedicated right-of-way or land subdivided to achieve a boundary adjustment.
2. "Planning Commission" - The Tallulah Falls Planning and Zoning Commission.
3. "Street" - A way for vehicular traffic. The term does not include a private easement used as an access to land not accessible by other means. For the purpose of these Regulations and Standards, "streets" are divided into the following categories:
 - a. "Rural Principal and Minor Arterial" - Those streets designated as such on the Major Thoroughfare Plans of Rabun and Habersham Counties.
 - b. "Rural Major and Minor Collector" - Those streets serving travel of intra-county nature linking the rural arterial system.
 - c. "Rural Local Routes" - Those streets used primarily for access to abutting properties and serving minor travel demands.
 - d. "Alley" - A minor way used for service access to the back or side of properties otherwise abutting on a street.

- e. "Cul-de-Sac" - A residential street with only one outlet and a turn around at the closed end, sometimes called a dead-end street.
 - f. "Marginal Access Street" - A residential street parallel and adjacent to major thoroughfares and which provides access to abutting properties with protection from through traffic, sometimes called a frontage street.
4. "Subdivider" - The person, firm, or corporation having such a proprietary interest in the land to be subdivided as will authorize the maintenance of proceedings to subdivide such land under these Regulations and Standards, or the authorized agent of such a person, firm, or corporation.
5. "Subdivision" - All divisions of a tract or parcel of land into two (2) or more lots, building sites, camp sites, or other divisions for the purpose of sale, lease, rent, or building development. It includes all divisions of land involving a new street or a change in existing streets, and includes resubdivision as well as, where appropriate to the context, the process of subdividing the land or area subdivided. The following, however, are not included within this definition:
- a. The combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots are equal to the standards of the county.
 - b. The division of land into parcels of five (5) acres or more where no new street is involved.
 - c. The division of land into parcels where no new street is involved and the resultant lots meet the standards of the county.
6. "Block Corner" - The corner of any subdivision block where two streets intersect, halfway of any cul-de-sac; or the intersection of the back lot lines of a subdivision which define the outside limits of the subdivision at points having a change of direction greater than ten (10) degrees.

7. "Administrative Officer" - The representative appointed by the Tallulah Falls Town Council, who is assigned the responsibility for administering the zoning ordinance and subdivision regulations and campground standards of the town. The office of the administrative officer shall act as staff to the Planning and Zoning Commission and shall be given full responsibility for receiving applications, fees, and filings from developers and citizens, and shall report to the Planning and Zoning Commission as to the status of various proposals.
8. "Mobile Home" - means a transportable single-family dwelling unit which is: (a) at least eight (8) feet wide; (b) at least thirty-two (32) feet long; (c) constructed to be towed on its own chassis; (d) suitable for year-round occupancy; and (e) containing the same water supply, waste disposal and electrical conveniences as immobile housing. It can consist of one or more units that can be telescoped when towed and expanded later for additional capacity, or two or more units that are towed separately but joined into one integral unit at the site with only incidental utility hookups.
9. "Recreational Vehicle (RV)" - A transportable vehicle constructed for use as temporary living quarters for tourists and vacationers. It may be self-propelled, mounted on a truck bed, or towable on its own chassis.
10. "Independent RV" - A recreational vehicle which contains its own water supply and waste disposal holding tank connected to bathroom and kitchen appliances. Although it can be connected with a water and sewerage system, it is also capable of functioning without these connections.
11. "Dependent RV" - A recreational vehicle which does not contain sanitary facilities or an independent water supply. It is dependent upon utility hookups or sanitary facilities and a water supply located at the camp site.
12. "Campground" - A parcel of land used for purposes of camping, regardless of whether or not it is divided into individual camp lots or camp sites.
13. "Camp Site" - A parcel of land designated or prepared for the location of a single RV-tent-or other individual camping unit.
14. "Walk-in Campground" - An area not accessible by automotive vehicles for use by backpackers or other campers who bodily carry their supplies to the campground.
15. "Town Council" - The Tallulah Falls Town Council.

ARTICLE III

PLATTING JURISDICTION AND ENFORCEMENT

Section 301. Platting Authority.

The Town Council is the official platting authority, and no plat of a subdivision within the incorporated limits of Tallulah Falls should be filed or recorded in the Office of the Clerk of the Superior Court of Rabun or Habersham Counties until it has been submitted to and approved by the Town Council and the approval entered in writing on the plat by the designated person of the Town Council. The Clerk of the Superior Court should not file or record a plat of a subdivision which does not have the approval of the Town Council as required by these Regulations and Standards. The filing or recording of a plat of a subdivision without the approval of the Town Council as required by these Regulations and Standards is declared a misdemeanor and, upon conviction, is punishable as provided by law.

Section 302. Penalties for Transferring Lots in Unapproved Subdivisions.

The owner or agent of the owner of any land to be subdivided within Tallulah Falls who uses a plat of the subdivision of land in connection with a transfer of ownership or sale of the land before the plat has been approved by the Town Council and recorded in the Office of the Clerk of the Superior Court of Rabun or Habersham Counties, is guilty of a misdemeanor and, upon conviction, will be punished as provided by law; the description by metes and bounds in the instrument of transfer or other document used in the process of selling or transfer does not exempt the transaction from such penalties. Tallulah Falls, through its attorney or other official designated by the Town Council of Tallulah Falls, may enjoin such a transfer, sale, or agreement by appropriate action.

Section 303. Acceptance of, Improvement in, and Requirements as to Unapproved Streets.

The governing authority of Tallulah Falls will not accept, layout, open, improve, grade, pave, or light any street or lay or authorize the laying of any water mains, sewers, connections, or other facilities or utilities in any street within the town unless the street has been accepted or opened as a public street prior to the effective date of these Regulations and Standards, or unless such a street corresponds in its location and lines with a street shown on a subdivision plat approved by the Town Council or on a street plat made and

adopted by the Town Council. However, the Town Council of Tallulah Falls may, within the spirit and intent of these Regulations and Standards and the Constitution of the State of Georgia, locate, construct or accept any other street if the ordinance or other measure for such approval is first submitted to the Planning and Zoning Commission for its review and comment.

Section 304. Erection of Buildings.

No building permit will be issued and no building should be erected on any lot in Tallulah Falls unless the lot abuts a public street or has access to a public street.

ARTICLE IV

PROCEDURE FOR CONDITIONAL APPROVAL OF PRELIMINARY PLAT

This section outlines the procedure to be followed by the subdivider in order to comply with the requirements of these Regulations and Standards. The subdivider, who initially may not be familiar with these Regulations and Standards, first visits the office of the Tallulah Falls Town Clerk-Treasurer to get information concerning ordinances affecting his proposed subdivision.

Section 401. Initial Information.

The Town Clerk-Treasurer will show the subdivider a copy of these Regulations and Standards. The subdivider may either review the document in the Clerk's office or he may purchase a copy for his own use. The Clerk will explain the Preapplication Review process (Section 402). The Clerk will set up a first meeting between the subdivider and the Tallulah Falls Planning and Zoning Commission, at a time agreeable to both parties.

The subdivider will then assemble materials that will show the Planning and Zoning Commission members what he wants to do. He will bring these materials to the Preapplication Review conference with the Planning and Zoning Commission.

Section 402. Preapplication Review.

The Planning and Zoning Commission will conduct the Preapplication Review conference(s). These are informal meetings between the Planning and Zoning Commission and the subdivider at which they discuss the proposed subdivision. The subdivider may submit sketch plans and data showing the following: 1) Existing conditions within the site and in its vicinity, 2) The proposed layout of the subdivision, and 3) Development techniques to be used in construction of the subdivision. No fee will be charged for the Preapplication Review, and no formal application will be required at the time of the Preapplication Review. When the Planning and Zoning Commission is satisfied that the design of the proposed subdivision is acceptable and meets the requirements of all applicable ordinances, it will inform the subdivider that he should then submit a Preliminary Plat to the Tallulah Falls Town Council for its official approval or disapproval.

The subdivider will then prepare a Preliminary Plat which complies with the Specifications contained in Section 406 of these Regulations and Standards.

Section 403. Application for Preliminary Plat Approval.

The subdivider will submit the Preliminary Plat to the Town Council at least fifteen (15) days before the next regular meeting of the Town Council. The submission must include the following items:

- 1) A letter requesting review and approval of a preliminary plat and giving the name and address of the person to whom the notice of the hearing by the Town Council on the Preliminary Plat should be sent.
- 2) Three (3) copies of the Preliminary Plat and other documents, as may be specified.
- 3) A Preliminary Plat filing fee of \$10.00.

The Town Clerk-Treasurer may accept the Plat and deliver it to the Town Council for the subdivider. In this case, the fifteen (15) day period begins when the submission is delivered to the Town Clerk-Treasurer.

Section 404. Recommendation Required from Planning and Zoning Commission.

The Town Council will tentatively approve or disapprove a Preliminary Plat only after receiving a recommendation from the Planning and Zoning Commission. So, the Town Council will submit the Preliminary Plat to the Planning and Zoning Commission for consideration and recommendations. The Planning and Zoning Commission will then examine the Preliminary Plat, checking to see that it meets the requirements of all applicable ordinances.

The Planning and Zoning Commission will consult the local representative of the governing health authority and obtain in writing a statement that the Preliminary Plat meets all applicable health regulations and standards. If the local representative of the governing health authority finds that the Preliminary Plat does not meet applicable health regulations and standards and he does not issue a statement of approval, the Planning and Zoning Commission must recommend to the Town Council that the Preliminary Plat be disapproved, and the Town Council must disapprove it.

Such a disapproval is unlikely, however, if the local representative of the governing health authority is consulted during the Preapplication Review process.

After it has completed its examination of the Preliminary Plat, the Planning and Zoning Commission will send its recommendations in writing to the Town Council, stating the reasons for its recommendation. The recommendations will also be recorded in the minutes for that meeting of the Planning and Zoning Commission.

Section 405. Hearing on Preliminary Plat by Town Council.

The Town Council will set a time and place for a hearing on the proposed subdivision. The Town Council will notify the person designated in the letter requesting Preliminary Plat review and approval, by registered or certified mail, of the time and place of the hearing. The Town Council must make this notification at least five (5) days before the date of the hearing.

The Town Council will then conduct the hearing on the Preliminary Plat at the time arranged. The subdivider will attend the hearing.

After the hearing, the Town Council will give a tentative approval or disapproval of the Preliminary Plat, stating the reasons for its decision. (The Town Council's decision may be different from the recommendation of the Planning and Zoning Commission.) The decision will be recorded in the minutes for that meeting of the Town Council.

Tentative approval of a Preliminary Plat does not constitute approval of a Final Plat. It indicates only approval of the layout as a guide to the preparation of a Final Plat. Tentative approval will expire after a period of one (1) year, unless an extension of time is approved by the Town Council.

If given tentative approval, one of the three copies of the Preliminary Plat will be returned to the subdivider, one will be forwarded to the appropriate health authority, and one copy will be retained in the records of the Town Council.

If the Preliminary Plat is tentatively approved by the Town Council, the subdivider prepares a Final Plat which complies with the specifications contained in Section 505 of these Regulations and Standards, within one (1) year. He then proceeds to Section 501 of Article V, "Procedure for Approval of Final Plat."

If action on a Preliminary Plat is not taken by the Town Council within thirty (30) days of the date of submittal, the Preliminary Plat will be automatically approved and the Town Council must issue a certificate of approval on demand. However, the subdivider may waive this requirement and consent to an extension of time for the Town Council to make its decision.

If disapproved, one of the three copies of the Preliminary Plat will be retained in the records of the Town Council, and the remaining two copies will be returned to the subdivider.

If disapproved, the Preapplication Review process is resumed, and a different Preliminary Plat is developed for submission to the Town Council (Section 402). However, the informal discussions of the Preapplication Review process should make it most unlikely that a plat would get this far in the review process and then be rejected.

Section 406. Preliminary Plat Specifications.

The Preliminary Plat must conform to the following specifications and contain the required information:

1. Scale. The Preliminary Plat shall be clearly and legibly drawn at a scale no smaller than one hundred (100) feet to one inch.
2. Sheet size. Sheet size should be no larger than eighteen (18) inches wide and twentyfour (24) inches long with a one-inch margin at each end and a one-half inch margin at the sides. If the complete plat cannot be shown on one sheet of this size, it may be shown on more than one sheet with an index map on a separate sheet of the same size. Overall sketch plans are not required to be so constrained.
3. Ground Elevations. The Preliminary Plat should show ground elevations, based on the datum plane of the U.S. Coast and Geodetic Survey as required by the Planning and Zoning Commission.

- a. For land that slopes less than approximately two (2) percent, spot elevations should be shown at all breaks in grade, along all drainage channels or swales, and at selected points not more than one-hundred (100) feet apart in all directions.
 - b. For land that slopes from approximately two (2) to fifteen (15) percent, if the ground slope is regular, contours should be shown with an interval of not more than five (5) feet.
 - c. If the ground slope is more than fifteen (15) percent, contours should be shown with an interval of not more than ten (10) feet.
 - d. A tie to one or more bench marks must be shown on all Preliminary Plats.
 - e. After physical inspection of the site, the Planning and Zoning Commission has the authority to waive the above requirements, provided that, according to their best judgement, no useful purpose would be served by a plat showing ground elevations.
4. Information to be Provided by Preliminary Plat.

The Preliminary Plat must contain the following information:

- a. Name and address of owner of record and of subdivider.
- b. Proposed name of subdivision.
- c. North point, graphic scale, and date.
- d. Acreage of the subdivision.
- e. Exact boundary lines of the tract by bearing and distances.
- f. Names of owners of record of adjoining land.
- g. Existing streets, utilities, easements on and adjacent to the tract, and any well or septic tank outside the tract within one-hundred (100) feet of the property.

- h. Proposed layout including streets and alleys with proposed street names, lot lines with approximate dimensions, easements, land to be reserved or dedicated for public uses, and any land to be used for purposes other than single-family dwellings.
 - i. Block numbers and lot numbers.
 - j. Provisions of water supply, sewerage, and drainage.
 - k. Minimum front yard building setback lines.
 - l. Street cross-sections and centerline profiles as may be required by the Planning and Zoning Commission.
 - m. Provisions for open space requirements.
5. Certification of Tentative Approval.

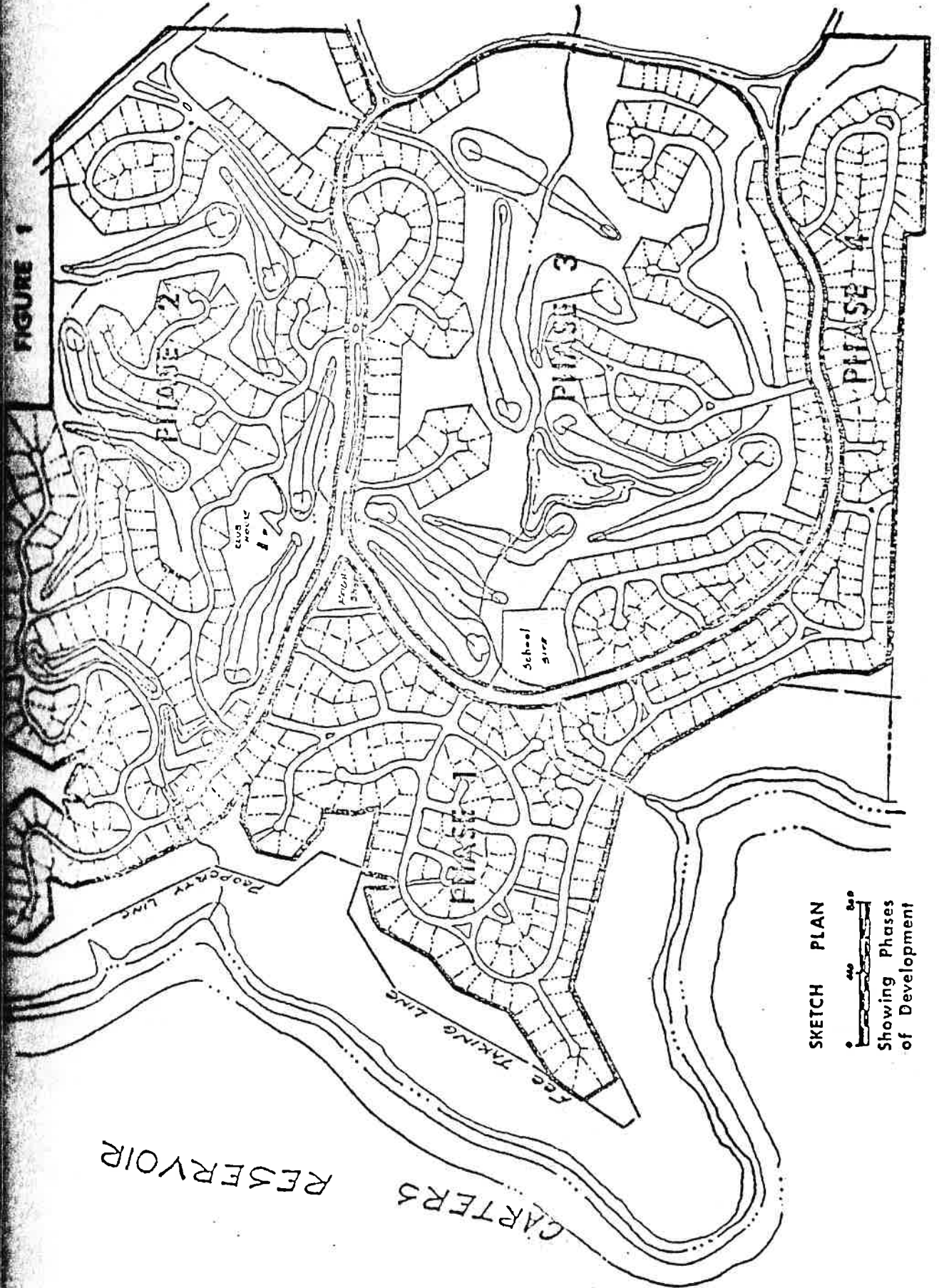
A certificate of Tentative Approval of the Preliminary Plat in the exact language as set forth below, and properly executed, must be inscribed on the Plat by the Town Council upon approval:

"This certifies that this Preliminary Plat fulfills all of the requirements of the Tallulah Falls Subdivision Regulations and Campground Standards. It was given Tentative Approval by the Tallulah Falls Town Council on _____, 19 ____ . This Tentative Approval does not constitute approval of a Final Plat. This certificate of Tentative Approval will expire on _____, 19 ____ ."

Date

Mayor, Town of Tallulah Falls,
Georgia

FIGURE 1



SKETCH PLAN

Showing Phases
of Development



Example of Open Space Allocation

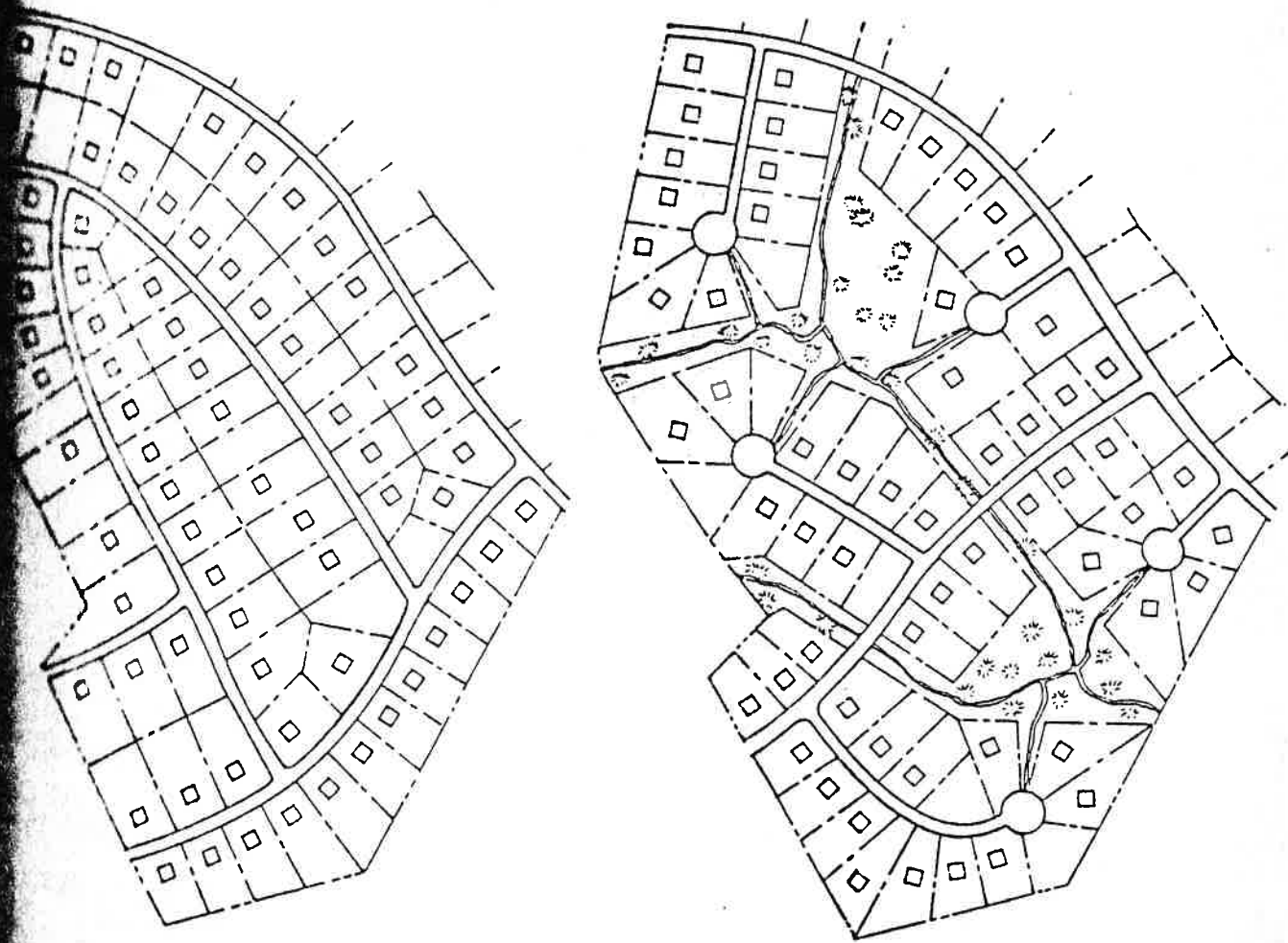


FIGURE 2

Typical Lot Layout in a Subdivision
Development

Same Tract of Land Developed with
Lots in Clusters Around Common
Open Space

Common Open Space Areas Within A Subdivision
Should Be Distributed So That It Clearly Relates
To As Many Lots As Is Practicable.

ARTICLE V

PROCEDURE FOR APPROVAL OF
FINAL PLAT

Section 501. Application for Final Plat Approval.

Within one (1) year after the Preliminary Plat is given tentative approval by the Town Council, the subdivider may submit a Final Plat of the proposed subdivision to the Town Council. The submission must be made at least fifteen (15) days before the next regular meeting of the Town Council. The submission must include the following items:

1. A letter requesting review and approval of a Final Plat and giving the name and address of the person to whom the notice of the hearing by the Town Council on the Final Plat should be sent.
2. Three (3) paper copies of the Final Plat and other documents, as may be specified; and the original tracing or reproducible print of the Final Plat drawn in permanent ink or equivalent on drafting cloth or film, which is to be returned to the subdivider for filing.
3. A Final Plat filing fee of \$2.00 per lot, unless the plat contains five (5) or less lots in which case the fee shall be \$10.00, plus a recording fee of \$1.00 per sheet, or such fees as amended by ordinance and based on reasonable administration costs to the Town Council.
4. A complete disclosure on how all utilities, roads and amenities are to be maintained, for example, Department of Housing and Urban Development Property Report, plus information requested as a result of findings during preliminary review must be submitted.

The Town Clerk-Treasurer may accept the Plat and deliver it to the Town Council for the subdivider. In this case, the fifteen (15) day period begins when the submission is delivered to the Town Clerk-Treasurer.

Section 502. Recommendation Required from Planning and Zoning Commission.

The Town Council will approve or disapprove a Final Plat only after receiving a recommendation from the Planning and Zoning Commission. So, the Town Council will submit the Final Plat to the Planning and Zoning Commission for consideration and recommendations. The Planning and Zoning Commission will then examine the Final Plat, checking to see that it meets the requirements of all applicable ordinances.

The Planning and Zoning Commission will consult the local representative of the governing health authority and obtain a certificate of approval as required by Section 505.3.o.(5) of these Regulations and Standards. If the local representative of the governing health authority feels that the Final Plat does not meet applicable health regulations and standards and he does not issue a certificate of approval, the Planning and Zoning Commission must recommend to the Town Council that the Final Plat be disapproved, and the Town Council must disapprove it.

Such a disapproval is unlikely, however, if the local representative of the governing health authority is consulted during the Preapplication Review process.

After it has completed its examination of the Final Plat, the Planning and Zoning Commission will send its recommendations in writing to the Town Council, stating the reason for its recommendation. The recommendations will also be recorded in the minutes for that meeting of the Planning and Zoning Commission.

Section 503. Hearing on Final Plat by Town Council.

The Town Council will set a time and place for a hearing on the proposed subdivision. The Town Council will notify the person designated in the letter requesting Final Plat review and approval, by registered or certified mail, of the time and place of the hearing. The Town Council must make this notification at least five (5) days before the date of the hearing.

The Town Council will then conduct the hearing on the Final Plat at the time arranged. The subdivider will attend the hearing.

After the hearing, the Town Council will give an approval or disapproval of the Final Plat, stating the reasons for its decision. (The Town Council's decision may be different from the recommendation of the Planning and Zoning Commission.) The decision will be recorded in the minutes for that meeting of the Town Council.

If given approval, one of the three copies of the Final Plat will be returned to the subdivider, one will be forwarded to the appropriate health authority, and one copy will be retained in the records of the Town Council.

If action on a Final Plat is not taken by the Town Council within thirty (30) days of the date of submittal, the Final Plat will be automatically approved, and the Town Council must issue a certificate of approval on demand. However, the subdivider may waive this requirement and consent to an extension of time for the Town Council to make its decision.

If disapproved, one of the three copies of the Final Plat will be retained in the records of the Town Council, and the remaining two copies will be returned to the subdivider.

If the Final Plat is disapproved, the Preapplication Review Process is resumed and a different Preliminary Plat is developed for submission to the Town Council (Section 402). However, it is most unlikely that a Final Plat would be rejected. Before the Final Plat is submitted, the subdivider will have participated in informal discussions with the Planning and Zoning Commission, as well as submitted and received approval on a Preliminary Plat. The subdivider should be knowledgeable enough about the requirements of these Regulations and Standards by the time of Final Plat review that his submission will meet all requirements and be approved by the Town Council.

Section 504. Recording of the Final Plat.

If the Final Plat is approved by the Town Council, the administrative officer will have it recorded at the office of the Clerk of the Superior Court of Rabun or Habersham County.

Section 505. Final Plat Specifications.

The Final Plat must conform to the following specifications and contain the required information:

1. Scale. The Final Plat should be clearly and legibly drawn at a scale no smaller than one hundred (100) feet to one (1) inch.
2. Sheet Size. Sheet size should be no larger than eighteen (18) inches wide and twenty-four (24) inches long with a one-inch margin at each end and a one-half inch margin at the sides. If the complete plat cannot be shown on one sheet of this size, it may be shown on more than one sheet with an index map on a separate sheet of the same size.

3. Information to be Provided on Final Plat.

- a. Name and address of owner of record and subdivider.
- b. North point, graphic scale, and date.
- c. Name of subdivision, its acreage, and a vicinity map showing its exact location.
- d. Bearings and distances to the nearest existing street lines or bench marks or other permanent monuments (at least three) shall be accurately described on the plat.
- e. Municipal, county, and land lot lines accurately tied to the lines of the subdivision by distance and angles when such lines traverse or are reasonably close to the subdivision.
- f. Exact boundary lines of the tract, determined by a field survey or an undisputed corner, giving distances to the nearest one-tenth foot and angles to the nearest minute, which shall be balanced and closed with an error of closure not to exceed one to three thousand.
- g. Exact location, width, and names of all streets and alleys within and immediately adjoining the subdivision.
- h. Street centerlines showing angles of deflection, angles of intersection, radii, and lengths of tangents.
- i. Lot lines with dimensions to the nearest one-tenth foot and bearings.
- j. Minimum front yard building setback lines.
- k. Lots numbered in numerical order and blocks lettered alphabetically.
- l. Location, dimensions, and purposes of any easements and any areas to be reserved or dedicated for public use.
- m. Accurate location, material, and description of monuments and markers.

- n. A statement, either directly on the plat or in an identified attached document, of any private covenants.
- o. The following certifications in the exact language set forth below, properly executed:

- (1) A certificate directly of the Final Plat in the exact language as set forth below, and properly executed:

"This certifies that this plat is true and correct, and was prepared from an actual survey of the property by me or under my supervision. It further certifies that all monuments shown on it actually exist or are marked as "future" and that their location, size, type and material are correctly shown.

By _____
Registered Georgia Land Surveyor
Number _____

- (2) A certificate directly on the Final Plat in the exact language as set forth below, and properly executed:

Owner's Certification
State of Georgia, Town of Tallulah Falls

"The owner of the land shown on this plat whose name is subscribed to it, in person or through a duly authorized agent certifies that this plat was made from an actual survey."

Owner _____ Agent _____
Date _____ or Date _____

- (3) Certification of Dedication. A certificate of dedication in a form that is approved by the Town Attorney must be submitted by the Owner with the Final Plat. It should set forth a description of the areas and improvements dedicated by the owner to the public, and the extent of title which is being dedicated.

- (4) Copy of Official Action of Town Council. A copy of the Ordinance adopted by the Town Council accepting the streets, improvements, easements, and any other property dedicated by the owner for public use as indicated on the Final Plat should be attached to the Final Plat before recording.
- (5) Certificate of Approval by the Appropriate Health Agency. A Certificate of Approval by the appropriate Public Health Agency, directly on the Plat.
- (6) A certificate directly on the Final Plat in the exact language as set forth below, and properly executed:

"This certifies that this Final Plat fulfills all of the requirements of the Tallulah Falls Subdivision Regulations and Campgrounds Standards. It was given Final Approval by the Tallulah Falls Town Council on
19 ."

Date

Mayor, Town of Tallulah Falls

- (7) A certificate directly on the Final Plat in the exact language as set forth below, and properly executed:

"This certifies that all engineering requirements of the Subdivision Regulations and Campgrounds Standards of Tallulah Falls, Georgia have been fully complied with."

By _____

Registered Georgia Professional Engineer
Number _____

- p. All subdivisions that contain fifty (50) or more lots must be examined and certified by a registered professional landscape architect. In addition, all subdivisions developed under the provisions of Section 605 (Large-scale Developments) of these Regulations and standards must be examined and certified by a

registered professional landscape architect. The certificate should be made directly on the Final Plat in the exact language as set forth below, and properly executed:

"This certifies that this plat is a reasonable and acceptable design, having features which conform to the demands of the topographic, geographic, and aesthetic characteristics of the site. It relates in a reasonable and acceptable manner to the known resource capabilities of the site."

By _____
Registered Professional Landscape Architect
Number _____

ARTICLE VI

GENERAL DESIGN AND OTHER REQUIREMENTS

Section 601. Suitability of the Land.

Land subject to flooding, improper drainage, erosion, or that is for topographical or other reasons unsuitable for residential use must not be platted for residential use nor for any other use that will continue to increase the danger to health, safety, or property destruction, unless the hazards can be and are corrected.

Section 602. Name of Subdivision.

The name of the subdivision must have approval of the Town Council. The name should not duplicate or closely approximate the name of an existing subdivision.

Section 603. Access.

Access to every subdivision must be provided over a public street.

Section 604. Conformance to Adopted Major Thoroughfare and Other Plans.

All streets and other features of the Major Thoroughfare Plan of Tallulah Falls, Georgia, must be platted by the subdivider in the location and to the dimension indicated on the Major Thoroughfare Plan adopted by the Town Council.

When features of other plans adopted by the Town Council, such as schools or public building sites, parks, or other land for public uses are located wholly or partly within a land subdivision, such features must be either dedicated or reserved by the subdivider for acceptance or acquisition within a reasonable time by the appropriate public agency. On approval of the Town Council, a comparable sum of money may be contributed in lieu of dedication of land.

Whenever a plat proposes the dedication of land to public use that the Town Council finds not required or suitable for public use, the Town Council will refuse to approve the plat.

Section 605. Large-scale Developments.

A comprehensive group development such as a Planned Unit Development, which may include large-scale construction of housing and/or commercial units together with necessary driveways and ways of access, may be approved by the Town Council although the design of the project may not contain standard street, lot, and subdivision arrangements as required by these Regulations and Standards. However, this may be done only if departure from these Regulations and Standards can be made without destroying their intent and only if substantial evidence can be provided demonstrating the acceptable performance of the non-conformance. In a case such as this, Section 505.3.p of these Regulations and Standards (required review and certification of design by a registered professional landscape architect) must still be met. Such a development must also be in conformance with the provisions of the Tallulah Falls Zoning Ordinance.

Section 606. Easements.

Easements having a minimum width of twelve (12) feet and located along the side or rear lot lines must be provided, as required, for utility lines, and underground mains and cables.

Where a subdivision is traversed by a watercourse, drainage way, channel, or stream, there must be provided a storm-water or drainage right-of-way of adequate width. Parallel streets may be required by the Town Council in connection with drainage rights-of-way.

Section 607. Reservation of Public Sites and Open Spaces.

1. Where the features of the comprehensive plan, such as school sites, parks, playgrounds, and other public spaces are located wholly or partly within a proposed subdivision, such features must be reserved by the subdivider. However, no more than ten (10) percent of the total area of the subdivision will be required for reservation to fulfill the requirements of this Section. Whenever land for such plan features is not required by dedication; it must be purchased, acquired, optioned, or condemned by the Town Council within a two-year period from the date on which the subdivision plat was recorded or by the time that seventy-five (75) percent of the lots are built on and occupied, whichever is sooner. Otherwise, the subdivider may claim the original reservation and cause it to be subdivided in a manner suitable to the subdivider, subject to the provisions of these Regulations and Standards. The Town Council may execute a written release, stating that the reserved land is not to be acquired, waiving the reservation requirements.

2. The Town Council will not approve plats when planned features specified in the Tallulah Falls Comprehensive Plan are not incorporated into the plat.
3. When a development is of a size or nature that it will have a significant impact on community facilities, the dedication of an appropriate amount of land to meet such needs may be required by the Town Council. On approval by the Town Council, a comparable sum of money may be contributed in lieu of such a dedication.
4. Whenever the Town Council finds that the parcel of land proposed to be reserved for public use is not suitable for public use, it may require that the lots be rearranged so that suitable land is made available to be reserved for public use.

Section 608. Community Assets.

In all subdivisions, due regard must be shown for all natural features such as large trees, water courses, historically important features and similar community assets which, if preserved, will add attractiveness and value to the property and the community.

ARTICLE VII

REQUIREMENTS FOR STREETS AND OTHER RIGHTS OF WAY

Section 701. Continuation of Existing Streets.

Existing streets must be continued at the same or greater width. The extended portion of the street will not be permitted, in any case, to be less than the required width.

Section 702. Street Names.

Proposed streets which are obviously in alignment with others already existing and named, must bear the names of existing streets. In no case should the name for proposed streets duplicate existing street names, irrespective of the use of the suffix street, avenue, boulevard, drive, place, way, or court. Through its index list of street names on file, the Town Council can assist the subdivider in avoiding duplication.

Section 703. Street Jogs or Offset Intersections.

Street jogs with center-line offsets of less than one hundred and twenty-five (125) feet are not permitted.

Section 704. Cul-de-sacs or Dead-end Streets.

1. Minor streets or courts designed to have one end permanently closed should be no more than eight hundred (800) feet long unless necessitated by topography. They must be provided with a turnaround at the closed end.
2. Where, in the opinion of the Town Council, it is desirable to provide street access to adjoining property, streets must be extended to the boundary of such property and provided with a temporary turnaround.

Section 705. Development Along Major Thoroughfares, Limited Access Highways, or Railroad Rights-of-way.

Where a subdivision abuts or contains a major thoroughfare on a limited access highway, the Town Council may require a street approximately parallel to and on each side of such a right-of-way either as a marginal access street or at a distance suitable for an appropriate use of the intervening land, with a non-access reservation suitably planted. Due regard should be given requirements for

approach grades and future grade separations in determining distances. Lots should have no access to a Major Thoroughfare (or limited access highway) but only to an access street.

Section 706. Alleys.

Alleys may be required at the rear of all lots used for multi-family, commercial, or industrial developments but should not be provided in one and two family residential developments unless the subdivider provides evidence satisfactory to the Town Council of the need for alleys.

Section 707. Street Right-of-way Widths.

The right-of-way width is the distance across a street from property line to property line. Minimum street right-of-way widths are as follows:

1. Variance may be granted on all street right-of-way and pavement widths, when adequate and acceptable justification is submitted.
2. Major street widths as shown on the Major Thoroughfare Plan. The Tallulah Falls Plan provides for sixty (60) foot rights-of-way and minimum pavement of eighteen (18) feet.
3. Streets - Minimum right-of-way and pavement widths:
 - a. Minor Cul-de-sac and Loop Street
Right-of-way - Minimum of forty (40) feet
Pavement - Minimum of eighteen (18) feet.
 - b. Minor Residential
Right-of-way - Minimum of forty (40) feet
Pavement - Minimum of eighteen (18) feet.
 - c. Minor Collectors
Should new streets of this nature be constructed, the following guidelines are suggested:
Right-of-way - Minimum of sixty (60) feet
Pavement - Minimum of eighteen (18) feet.
 - d. Turn-around, eighty (80) foot diameter; temporary turn-arounds, sixty (60) foot diameter.
 - e. Alleys, sixteen (16) foot right-of-way.

The Town Council may allow exceptions to certain street right-of-way requirements based on site limitations.

Figure 3

Maximum Grade

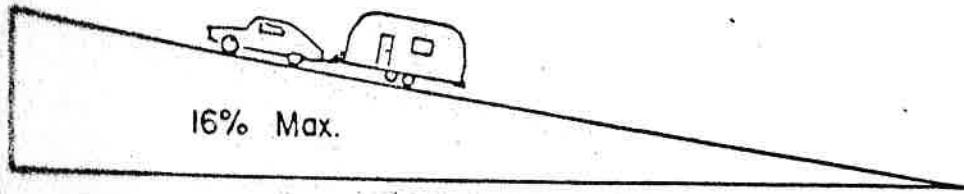


Figure 4

Split Lanes of Travel

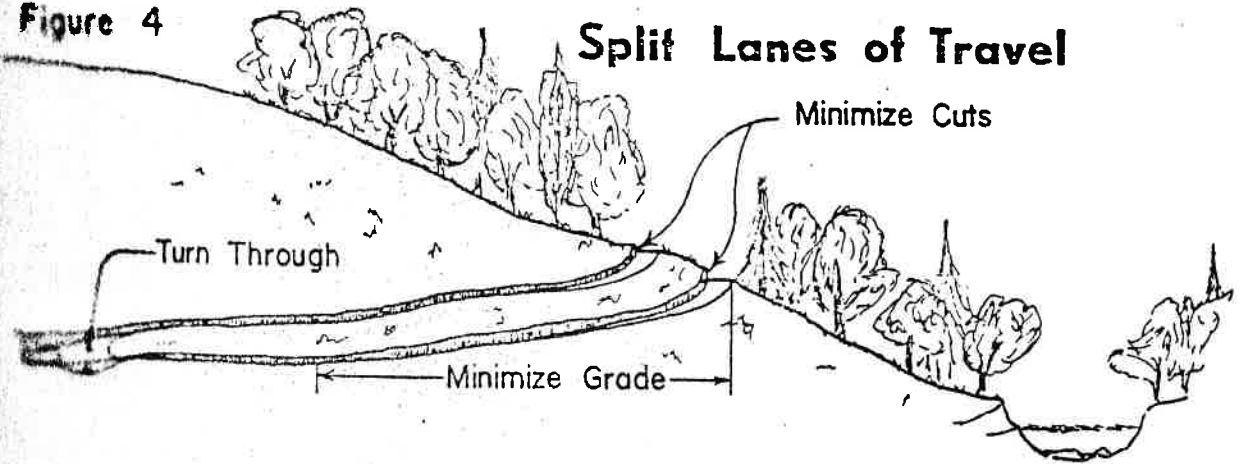
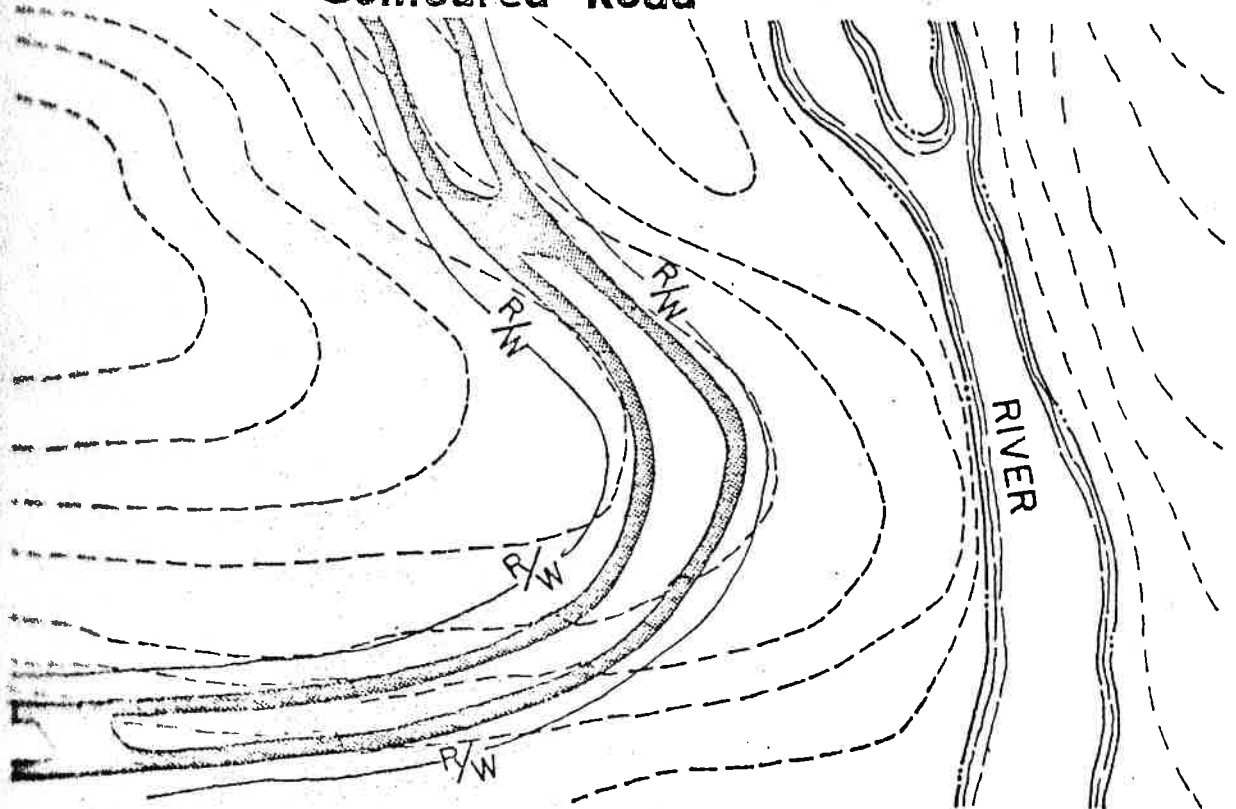


Figure 5

Contoured Road



3. Residential streets, dead-end streets, and alleys, one hundred (100) feet.
4. Exceptions may be granted based on proven performance for special site requirements.

Section 711. Tangents (Straight Sections).

Between reverse curves, there must be a tangent having a length not less than the following:

1. Thoroughfare streets, two hundred (200) feet.
2. Collector streets, one hundred (100) feet.
3. Residential streets, twenty-five (25) feet.

Section 712. Vertical Alignment.

Vertical alignment must meet the following requirements:

1. Throughfare streets must have a sight distance of at least five hundred (500) feet at six (6) feet above ground level.
2. Collector streets must have a sight distance of at least two hundred (200) feet at six (6) feet above ground level.
3. Residential streets, seventy-five (75) feet at five (5) feet above ground level.

Section 713. Street Intersections.

Street intersections should be as nearly at right angles as possible. No street intersections should be at an angle of less than seventy-five (75) degrees, unless required by unusual circumstances.

Section 714. Curb-line Radii.

Property lines at street intersections should be rounded with a curb radius of twenty (20) feet; and where the angle of intersection is less than seventy five (75) degrees, the Planning Commission may require a greater radius. The Planning Commission also may permit comparable cut-offs or chords in place of rounded corners.

Section 715. Slope Development.

Street alignments are subject to the performance standards of Rabun and Habersham Counties as well as state construction requirements as may be adjusted to any given site limitation.

1. The street system should parallel countours of the land as closely as possible.
2. Depth of cuts and fills should be held to a minimum in order to avoid excessive land distrubance. The smallest practical area should be denuded at any one time during the construction period. Suitable vegetative cover or mulch should be applied immediately following construction to all denuded areas located on street rights-of-way. Advice from the local Soil Conservation Service Field Engineer or a qualified soil engineer is recommended. (See Tallulah Falls Erosion and Sediment Control Ordinance).
3. Permanent drainage structures should be designed for anticipated run-off and be installed in the initial phase of road construction. (See Section 1004 for storm drainage requirements.)

ARTICLE VIII

DESIGN STANDARDS FOR BLOCKS AND LOTS

Section 801. Block Lengths and Widths.

Block length and width requirements are as follows:

1. Blocks must be between one thousand eight hundred (1,800) feet, and six hundred (600) feet in length, except in unusual circumstances.
2. Blocks must be wide enough to allow two tiers of lots except where fronting on major throughfares, limited access highways, or prevented by topographical conditions or size of property. In such cases, the Town Council may approve a single tier of lots of minimum depth (See Sections 806 and 807 to include a buffer zone).

Section 802. Adequate Building Sites.

Each lot must contain an adequate building site not subject to flooding and outside the limits of any existing easements or building setback lines required by these Regulations and Standards or the Tallulah Falls Zoning Ordinance.

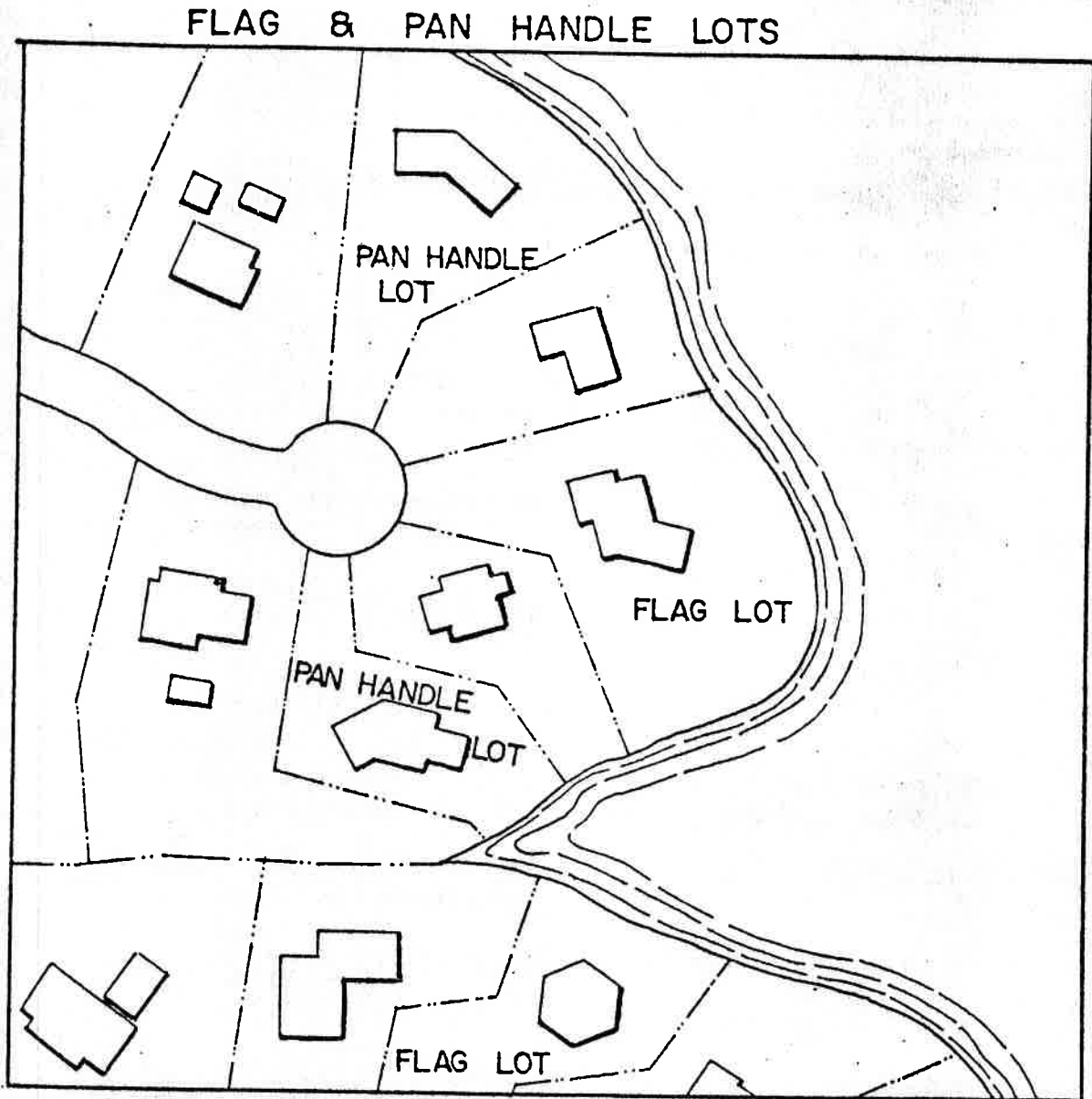
Section 803. Lot Line Arrangements.

As far as practical, side lot lines should be at right angles to straight street lines or radial to curved street lines. Each lot must front for at least thirty (30) feet on or have access to a dedicated public street or road.

Section 804. Panhandle or Flag Lots.

"Panhandle" or "Flag Lots" of required width and area may be allowed where terrain makes standard design or frontage impossible or impractical. Where such lots are allowed, the street frontage of each panhandle access should be at least twenty (20) feet wide, and the panhandle access should be no more than two hundred (200) feet long. No more than two (2) panhandle access points should abut each other, and if so combined, the width of each panhandle may be reduced to at least fifteen (15) feet. All such access points or combinations of access points must be separated from each other by the frontage of a standard lot required under the other provisions of these Regulations and Standards. (See Figure 6)

Figure 6



Section 805. Building Setback Lines.

1. Building setback lines must be indicated on each plat. Minimum setbacks must be met as specified in Section 1202 of the Tallulah Falls Zoning Ordinance. They are restated here as follows:

ZONING DISTRICT (Zoning Ordinance)	Front Setbacks	
	Public Highways**	Other Streets
Residential:		
Single Family (R-1)	60	35
Two-family (R-II)	60	35
Multi-family (R-III)	60	35
Planned Unit Development (PUD)	60	35
Commercial:		
Central Business District (CBD)	15*	15*
Highway Business (HB)	30	30
Industrial:		
Industrial (M-I)	60	35
Agricultural		
Agricultural (A-1)	60	35

*Dwellings in the CBD, except those on second floor of shops, must meet the setback requirements for R-I and R-II Districts.

**Public Highways are defined as those roads that are on the state or County highway systems.

Corner lot setbacks must conform to each right-of-way on which the lot fronts.

2. In the case of high-voltage electric transmission lines where easement widths are not definitely established, there must be a minimum building setback line from the center of the transmission line as follows:

Voltage of Line	Minimum Building Setback
12KV-46KV	37½ feet
46KV-69KV	50 feet
69KV-161KV & Over	75 feet

Section 806. Double Frontage Lots.

Double frontage lots should be avoided except where essential to provide separation of residential development from major traffic arteries or to overcome specific disadvantages of topography and orientation. A planting screen easement of at least ten (10) feet, across which there is no right of access, must be provided along the line of lots abutting such a traffic artery or other disadvantageous use.

Section 807. Minimum Lot Size Based on Slope.

Minimum lot size requirements must be met as specified in Section 1203 of the Tallulah Falls Zoning Ordinance. Those requirements are restated here as follows:

MINIMUM STANDARDS FOR RESIDENTIAL LOT WIDTHS, AREA, AND DENSITY ON SLOPES OF TEN PERCENT OR LESS

ZONING DISTRICT (Tallulah Falls Zoning Ordinance)	Minimum Lot Width in Feet	Minimum Area in Sq. Ft.		Maximum Units Per Acre
		Per Lot	Per Dwelling Unit	
Residential:				
Single Family (R-I)	100	15,000	15,000	2.9
Two-family (R-II)	80	10,000	7,500	5.8
Multi-family (R-III)	80	7,500	5,000	8.7
Planned Unit Develop- ment (PUD)	None	None	7,920	5.5
Mobile Home Parks	None	None	7,920	5.5
Commercial:				
Central Business District (CBD)	None	None	4,500	9.7
Highway Business (HB)	No residences permitted.			
Neighborhood Shopping (NS)	No residences permitted.			
Industrial:				
Industrial (M-I)	105	21,780	21,780	2.0
Agricultural:				
Agricultural (A-I)	None	43,560	43,560	1.0
Sensitive Land Use	None	87,120	87,120	1 per 2 ac.

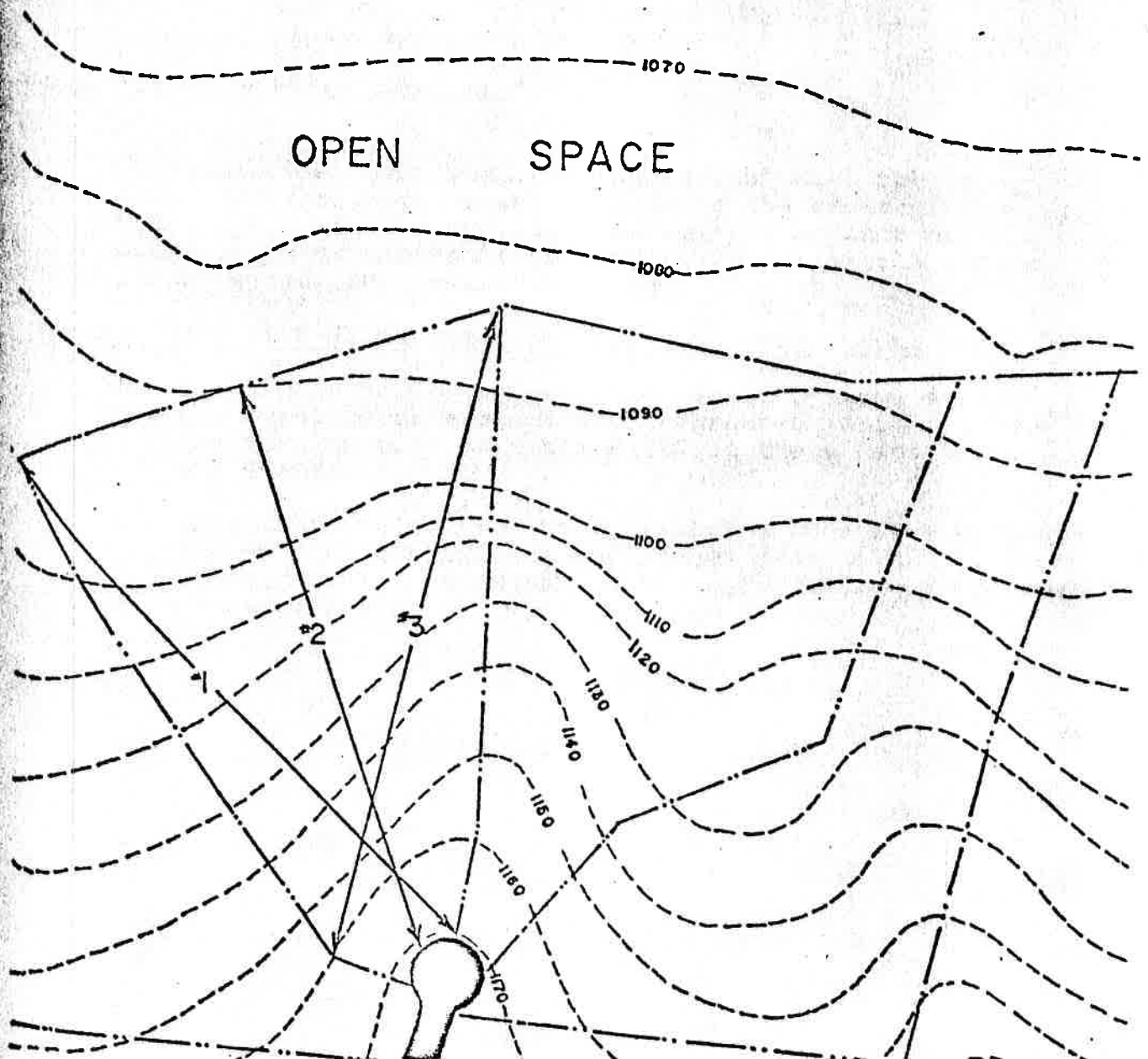
Figure 7

DETERMINATION OF
AVERAGE SLOPE FOR LOTS

#1	$\frac{75}{400}$	$\frac{\text{RISE}}{\text{RUN}}$	19%	Slope
#2	$\frac{80}{360}$	$\frac{\text{RISE}}{\text{RUN}}$	23%	Slope
#3	$\frac{75}{405}$	$\frac{\text{RISE}}{\text{RUN}}$	19%	Slope
$3 \sqrt{61\%} =$				Approx. 20% Ave. Slope

SCALE : 1" = 100'

PERCENT OF SLOPE =
 $\frac{\text{RISE}}{\text{RUN}}$, OR
 $\frac{\text{CHANGE IN ELEV.}}{\text{LENGTH}}$



MINIMUM RESIDENTIAL LOT SIZE PERMITTED ON LAND
CONTAINING SLOPES OF MORE THAN TEN PERCENT

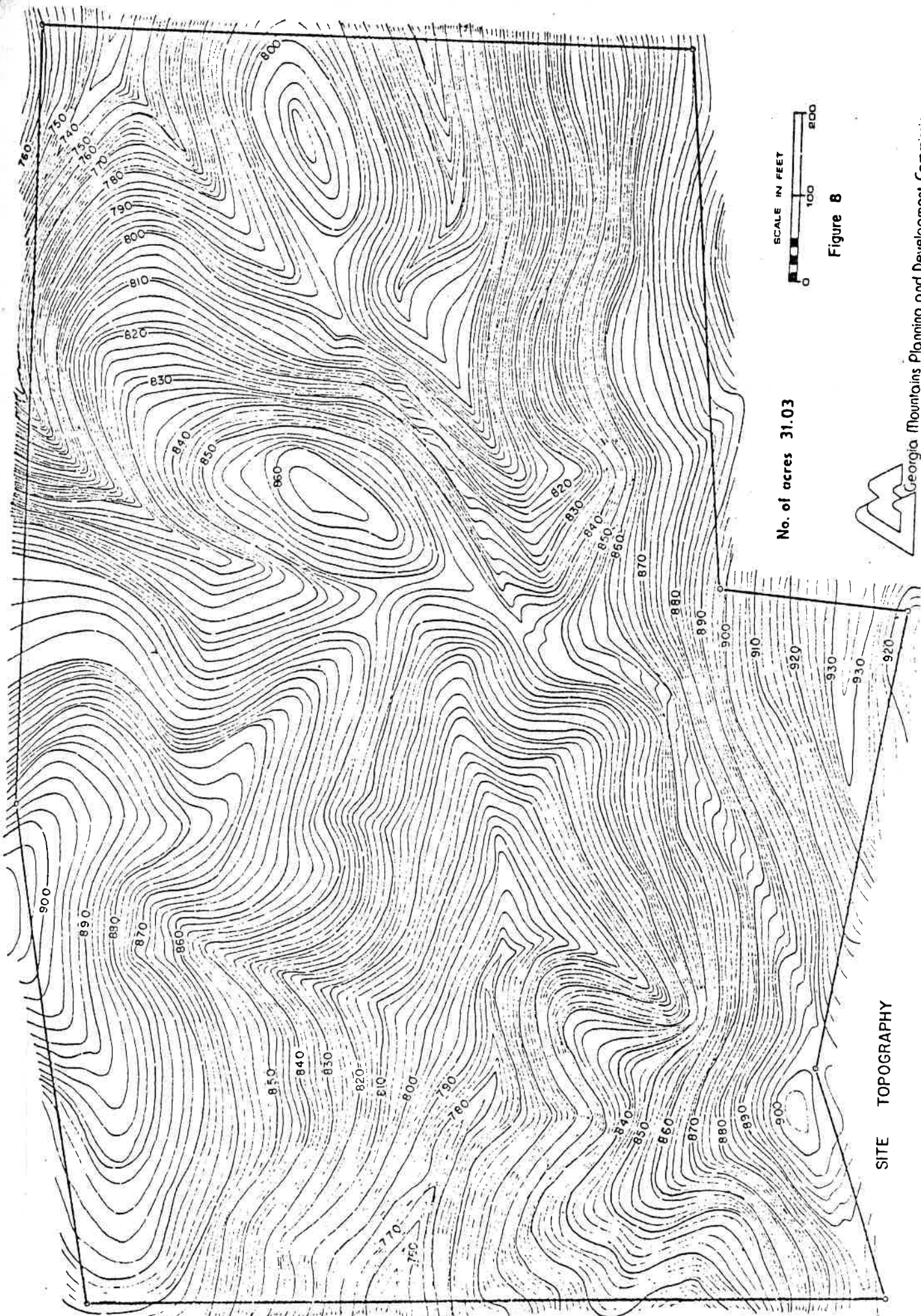
Topography (Slope Average Percent)	Minimum Area (Sq. Ft.)	Minimum Average Width (Ft.)	Minimum Average Depth (Ft.)	Ground Surface to remain in its Natural State (No cut or Fill)
10-15	18,000	100	100	60%
15-20	22,000	100	110	65%
20-25	28,000	100	120	70%
25-30	35,000	100	150	75%
30-35	44,000	120	175	80%
35-40	54,000	150	200	85%
40-50	65,000	175	250	90%
50-70	85,000	200	300	95%
70-100	Not less than five (5) acres.			95%
Over 100	<u>No</u> lot development permitted.			100%

Note: Interpolation is permitted.

The Subdivider must submit a "Slope Map" with the tentative map, showing by color or shading the areas of the tract lying within each slope category. No such map needs to be submitted if the average slope of the entire tract is ten (10) percent or less.

Section 808. Lot Sizes Based on Type and Improvements Required.

1. Lots being served by community sewer systems or by community water systems may be granted variances from the requirements of Section 807 of these Regulations and Standards.
2. Lots that are not served by either a community sewerage system or a community water system must be at least one acre in area, regardless of the minimum area requirements of Section 807.



No. of acres 31.03

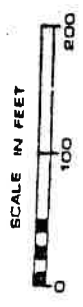
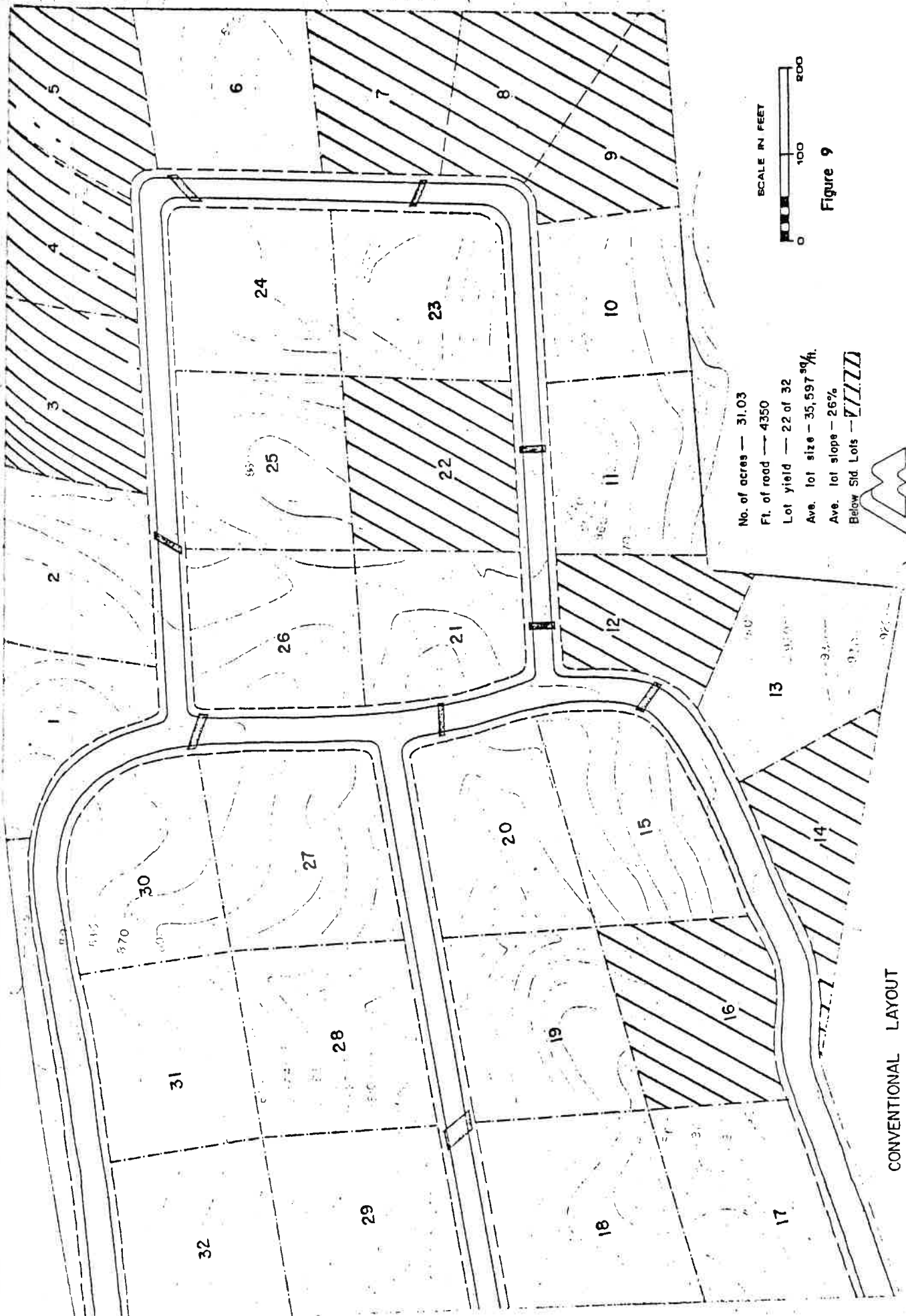



Figure 8



Georgia Mountains Planning and Development Commission

SITE TOPOGRAPHY



No. of acres — 31.03
 Ft. of road — 4350
 Lot yield — 22 of 32
 Ave. lot size — 35,597^{sq}ft.
 Ave. lot slope — 26%
 Below Sid. Lots — 

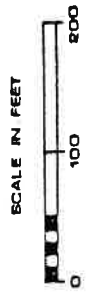


Figure 9

CONVENTIONAL LAYOUT



Georgia Mountains Planning and Development Commission

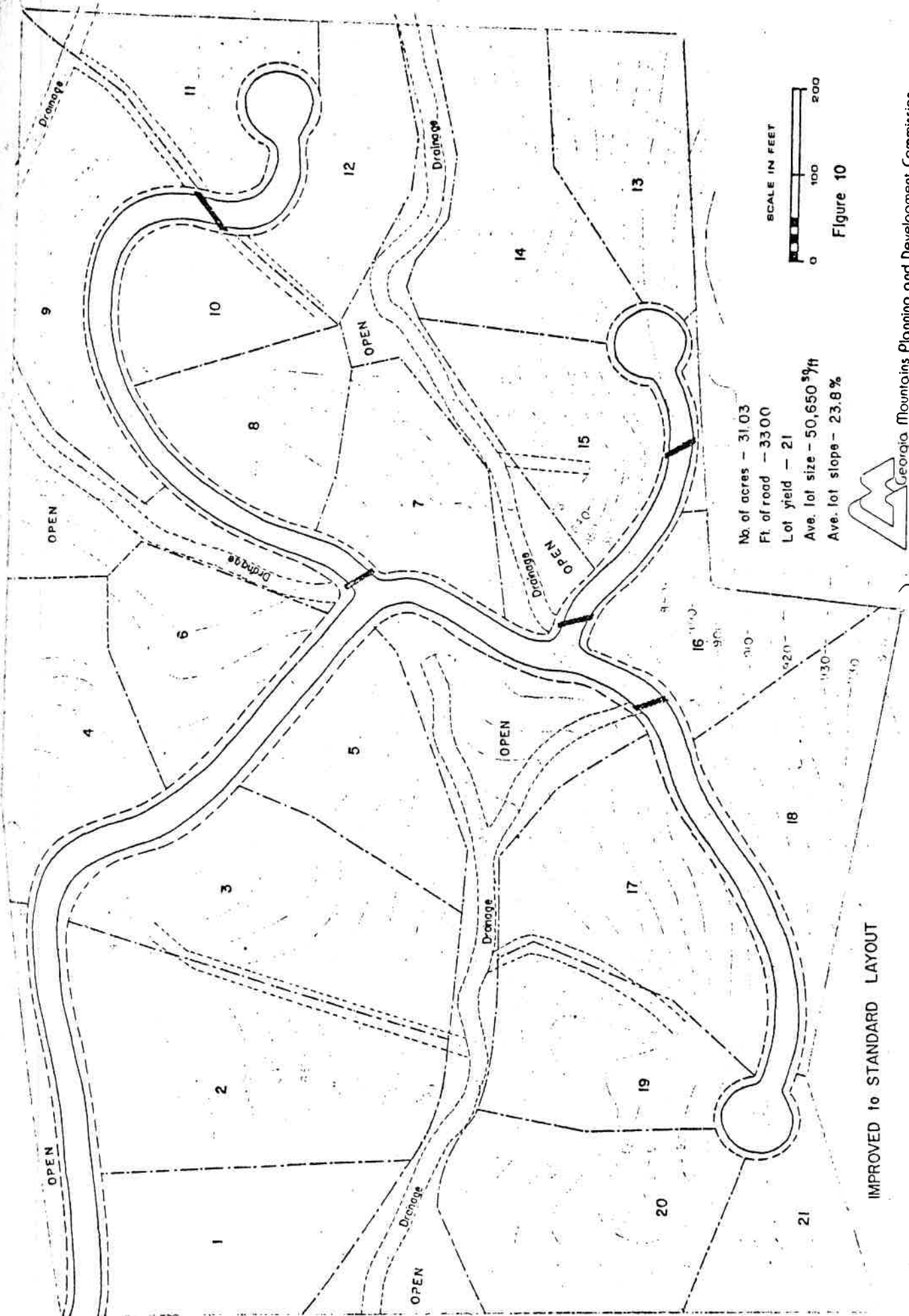
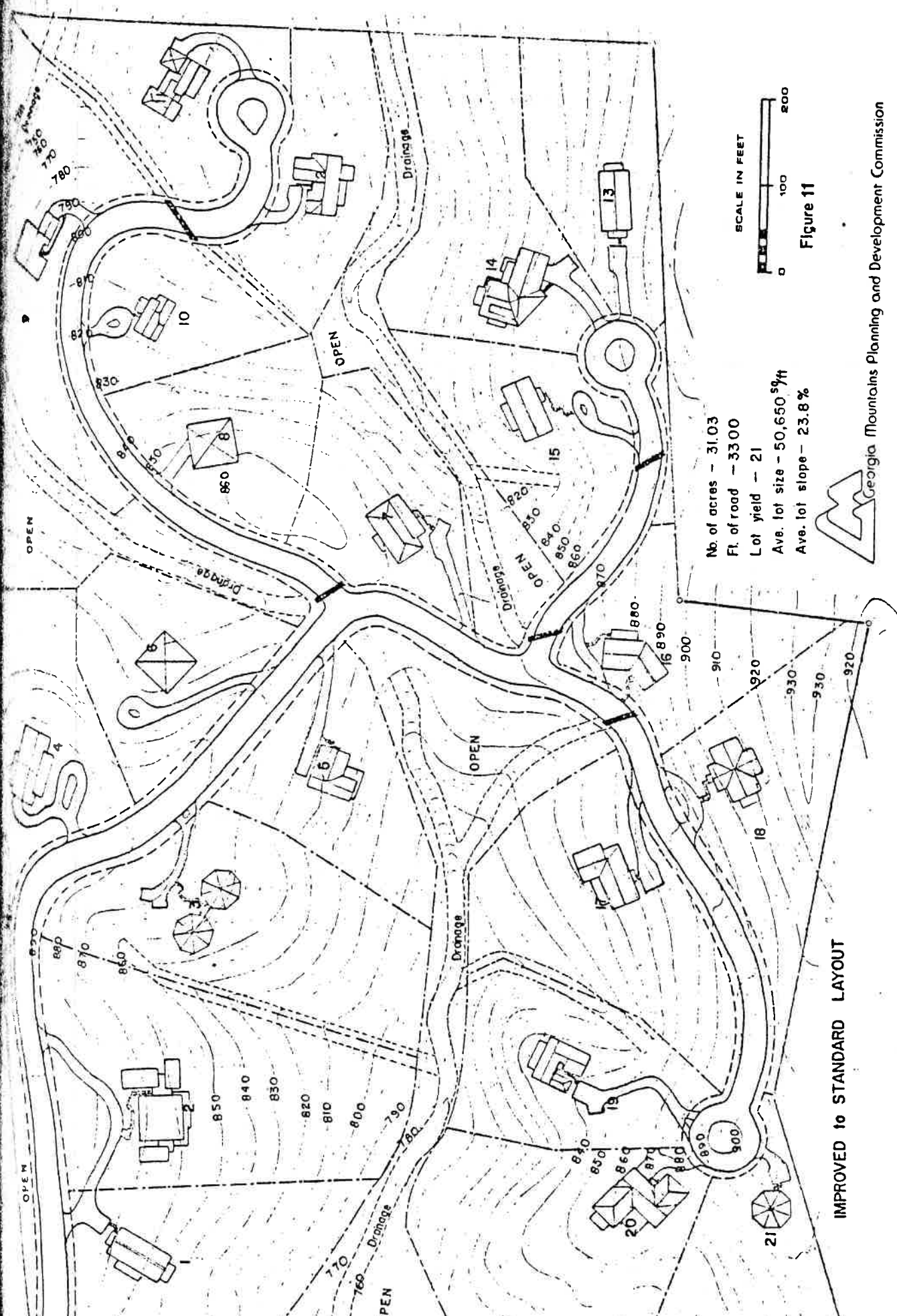


Figure 10

IMPROVED to STANDARD LAYOUT



No. of acres - 31.03
 Ft. of road - 3300
 Lot yield - 21
 Ave. lot size - 50,650 sq ft
 Ave. lot slope - 23.8%



Figure 11



Georgia Mountains Planning and Development Commission

IMPROVED to STANDARD LAYOUT

ARTICLE IX

STANDARDS FOR CAMPGROUNDS

Section 901. Physical Factors Influencing Development.

Certain physical factors influence the quality of recreational facilities that can be developed in an area. Some factors which limit the type of development possible on a given site are set out below:

1. Aspect - The compass direction in which a slope faces dictates its aspect. The east slope receives morning sunshine and afternoon shade and is usually the best aspect for campgrounds. The morning sun will warm and dry the site, and the evening shade will cool it.
2. Position on Slopes - the lower parts of slopes are exposed to sunshine for a much shorter period than upper portions. Therefore, lower slopes tend to be cooler and damper with poorer air drainage. As a result of poor air drainage, smoke filled and moisture laden air lingers on lower slopes. Upper slopes have the greatest extremes in temperature. They are hot during the day when exposed to the sun and are drier, because they are more exposed to the wind. Fire is a more serious threat on dry, windswept, upper slopes than on lower slopes. The middle portion of slopes offers the best micro-climatic conditions for campground development. Morning updrafts and evening downdrafts produce good ventilation and provide a moderating effect on temperature.
3. Topography and Slope - A site's steepness, or percent of slope, is important in determining use for campground development. Camp sites should be located on slopes with less than ten (10) percent gradient. If level places do not exist, they should be constructed.

Section 902. Campgrounds in General.

1. All campgrounds, regardless of whether the camp sites are offered for sale, developed as rental sites, or let on assignment, are subject to the regulations concerning subdivisions unless separate standards are specified. Specific developments may be excluded from certain portions of the regulations when in the opinion of the Planning and Zoning Commission, application of the regulations would serve no reasonable purpose or not be in keeping with the intent of these Regulations and Standards.

Plat requirements for subdivisions set out in Articles IV and V apply to all campgrounds.

2. All proposed and required water sources and sanitary facilities serving campgrounds must conform with the requirements of the State Department of Human Resources, Public Health Division, and the State Department of Natural Resources, Water Supply Section, as appropriate.
3. Permanent structures other than camp platforms and sanitary facilities are prohibited unless the developer or the owner can prove the necessity or desirability for such a structure.
4. Mobile homes are prohibited from all rental camp sites.
5. Instead of providing individual parking spaces for each camp site, the developer may widen minor collector streets, rural local roads, and cul-de-sacs to accommodate parking on road rights-of-way if sufficient width is maintained to allow normal flow of traffic. (See Section 904 for suggested designs.) Widening of streets to permit parking on main thoroughfares is prohibited.

Section 903. Campgrounds Containing Rental Sites or Lots.

The following standards apply to all campgrounds containing two or more camp sites or camp lots for rent - including sites for tents, accommodations for backpackers, recreational vehicles (RVs), and camping from automobiles:

Section 903.1. Camp Sites for Accommodation of RVs.

1. Camp sites for accommodation of RVs must meet the requirements of "Rules of the Department of Public Health for Tourist Accommodation, Revised 1971."
2. To prevent intensive site use and to maintain an aesthetic camping atmosphere, density should not exceed ten (10) sites per acre.
3. Each recreational vehicle site with individual parking should contain at least one (1) reinforced surface parking space incorporated into the site itself and should be level from side to side with sufficient crown to provide adequate drainage.

Parking dimensions vary from single auto trailer attached vehicle back-in of 14 x 60 feet to side-by-side arrangements of trailer and auto of twenty-nine (29) feet long and thirty (30) feet wide. Various

combinations may be used, but dimensions to accommodate trailer width with extended outside awning should be at least fourteen (14) feet.

RV sites should be fifty (50) feet apart, edge to edge, with center of all camping units at least fifty (50) feet from edge of campground road and one hundred (100) feet from streams or lakes.

Camp pads or parking spaces located totally in a flood plain of a stream or drainage way are prohibited.

Continuous camping on rental sites is restricted to a period of ninety (90) days.

4. Road System - The ideal road circulation pattern is the one-way paved or gravel-reinforced system attached to a main two-way circular thoroughfare. If a loop system is used, it should contain either a pull-through site arrangement, or back-in sites ranging from a forty-five (45) degree to a ninety (90) degree angle.

Road widths on the one-way loop should be fifteen (15) feet; double lane roads should have a minimum width of twenty-two (22) feet. The circulation system should parallel existing contours as closely as possible and should not exceed a sixteen (16) percent slope. The turning radius in loops and turns should not be less than thirty (30) feet; this should include parking spurs at individual RV sites.

Travel trailer doors are located on the right side. Parking spurs should be located so that trailer doors face away from interior roads and into the site. Utility hook-ups should be located to the left rear of the RV.

Permanent drainage structures should be designed for anticipated run-off and should be installed in the initial phase of road construction.

Depths of cuts and fills should be held to a minimum in order to avoid excessive land disturbance. The smallest practical area should be denuded at any one time during the construction period. Slopes steeper than 2:1 should not be cut. Cuts into steeper slopes must be justified. Suitable vegetative cover or mulch should be applied immediately following construction to prevent erosion and stream siltation. Ultimate plans should be made to black-top all camp site roads.

5. Water Supply - Each campground must have access to a source of potable water approved by the applicable health authority. It is preferable to provide one (1) water outlet per camping unit. However, a minimum of one (1) outlet for every two (2) units should be provided with two (2) hose bibs equipped with vacuum breakers. Each unit must have access to water within fifty (50) feet of the RV pad. All water taps and outlets serving camp sites must be of a type compatible with garden hose connections.

Water outlets should be located at least ten (10) feet from sanitary sewer line taps and electrical outlets.

6. Sanitary Facilities for Accommodation of Independent RVs - In campgrounds with access to a sewerage system, each camp site must contain a sewer connection with suitable fittings to permit a watertight junction with the RV outlet. Each sewer connection should be constructed so that it can be closed and capped when not in use to prevent escape of odors.

- a. In campgrounds which do not have access to a sewer hookup, a sanitary dump station built to recommendations of the local sanitarian must be provided at the entrance to the campground or other location convenient to all camp sites. The dump station should be located so that the left rear of vehicles will slope slightly toward the dump station when connected for emptying. (See Figure 31 for design.)
- b. Sites which do not have access to a sewer hookup must have convenient access to a suitable place for disposal of sink or tub water. (A design for construction of an inexpensive disposal unit is shown in Figure 30).

7. Sanitary Facilities for Accommodation of Dependent RVs. All campgrounds for the accommodation of dependent RVs and tents must provide sanitary facilities connected with a sewerage system. Whenever possible, these facilities should be connected with a public sewerage system.

- a. Toilets, lavatories, and bathing facilities should be provided as follows: A minimum of one (1) toilet stool per four (4) camping units or fraction

thereof, and one (1) urinal for each toilet facility designated for men; one (1) lavatory and one (1) tube or shower head for every ten (10) persons or fraction thereof, with a minimum of one (1) stool, one (1) lavatory, and one (1) tub or shower head for either sex.

Toilet facilities should be plainly marked, separate for each sex, lighted at night, and should be located no farther than 200 feet from any camp pad.

Toilet facilities may be located either in a central building or in two or more buildings according to the size of the campground and location of the camp sites in relation to the facilities.

b. Adequate provisions should be made for the disposal of dish water according to the size of the campground. A suggested ratio is one disposal unit per ten camp sites. (See Figure 30.)

8. Solid Waste - All campgrounds must be provided with fly-proof, water-tight, rodent proof containers for disposal of refuse. Containers should be provided in sufficient number and capacity to properly store all refuse. Refuse should be collected at least once a day.

9. Electrical Outlets - Each RV site must have access to a minimum of one 110 volt electrical outlet supplying thirty (30) amperes of electrical current.

All electrical outlets must be located at least ten (10) feet from water connections, sanitary sewer line taps, and waste water disposal facilities.

10. Provision for Fires - All campfires should be contained and controlled. Stoves, grills, fire places, pits, and fire rings are recommended. Facilities should either be provided for camp sites or fires restricted to designated locations. No fire should be allowed within ten (10) feet of a bottled gas container or other combustible source of fuel, and no open fire should be left unattended.

Section 903.2. Camp Sites for Tents.

1. Construction of tent pads is not required for pup tents or other small shelters used by backpackers. Provisions for walk-in campgrounds are contained in Section 903.3.
2. Each tent site should contain a minimum space of 30 x 30 feet. Density should not exceed ten sites to the acre. Tent sites with individual parking arrangements should contain one automobile parking space 20 x 10 feet.

Each site should contain a reinforced, fairly level tent pad. The pads should be approximately 16 x 16 feet to provide maximum flexibility of use. However, all tent pads must contain a minimum area of 12 x 12 feet. The tent pad should be a minimum of six (6) inches high and constructed of gravel, crushed aggregate, or equivalent material which will allow run-off from precipitation to flow through the pad. Pads constructed of tamped earth, asphalt, or other impervious materials is prohibited. Tent pads in excess of ten (10) percent slope should be leveled. A three (3) to five (5) percent slope is preferable.

3. Provisions for water, solid waste disposal, electricity and fires set out in Sections 903.1.5., 903.1.8., 903.1.9., and 903.1.10. apply to camp sites and tents.
4. Sanitary facilities for tent sites are the same as those required for dependent RVs set out in section 903.1.7.

Section 903.3. Walk-in Campgrounds.

1. Camping is prohibited in areas where a source of potable water and access to sanitary facilities are not provided.
2. Walk-in campgrounds must have a source of potable water within seventy-five (75) feet of all sleeping areas. In locations where a water supply system is not possible, potable water may be supplied by an approved well with a hand pump or by water from pickup stations.
3. All walk-in campgrounds must have a toilet facility containing a minimum of one (1) seat for every fifteen (15) campers and a minimum of one (1) facility for each area. A toilet facility should be located within three hundred (300) feet of each camping space.

4. Walk-in campgrounds must provide a safe method of containing and controlling all camp fires. Fires are restricted to facilities provided in each camping area. Stoves, grills, fire places, pits, and fire rings are recommended. No open fire should be left unattended.
5. All walk-in campgrounds must be provided with fly-proof, water-tight, rodent-proof containers for the disposal of refuse. Containers should be provided in sufficient number and capacity to properly store all refuse. Refuse from walk-in camping areas should be collected at least once a day.

Section 903.4. Camp Sites for Mixed Uses.

Campgrounds may be developed to provide more than one type of camping site in the same area. When uses are mixed, the highest, or most strict, standards apply to development of the entire campground with the exception of development of walk-in camping areas in a campground designed for mixed uses. In such a development, areas for walk-in campers should be separated from other types of camp sites and located so that camp fire smoke or noise from group activities will not constitute a nuisance to other campers.

Section 904. Campground Design.

Various designs for campgrounds as well as detailed designs for specific features are shown in this section. The ideal design is one which will be compatible with the natural features and topography of the tract undergoing development; one which will provide safe, healthful, and convenient camping facilities for campground users; and one which can be developed at a low enough cost to provide a suitable margin of profit for the owner.

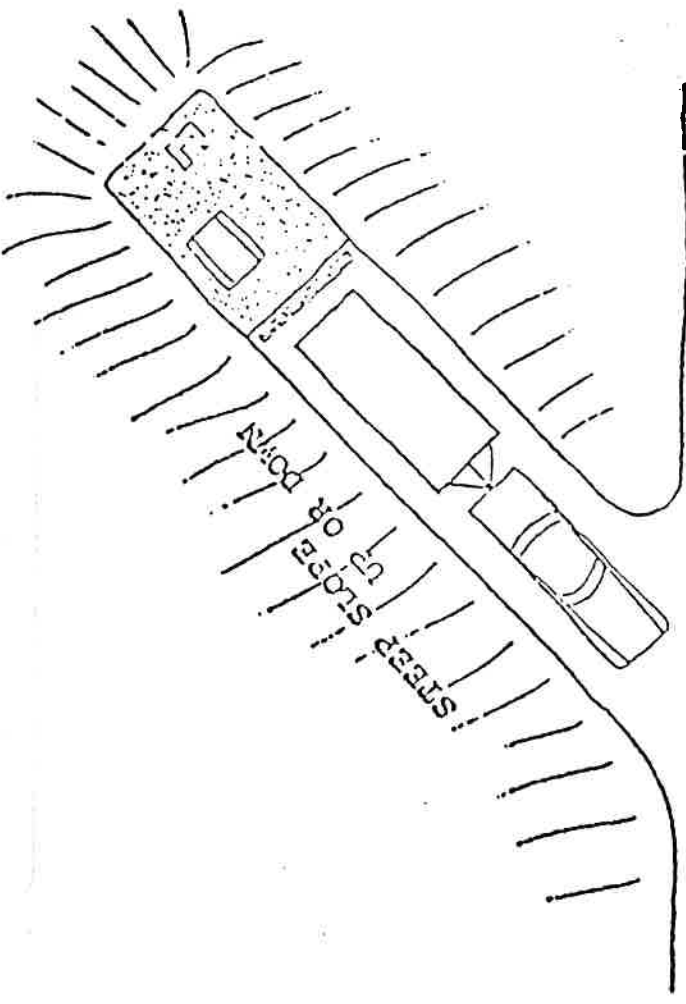


Figure 12

Note:

1. With spur running parallel to contours, extend spur for table and grill

SPUR ARRANGEMENT WITH SEVERE SLOPE

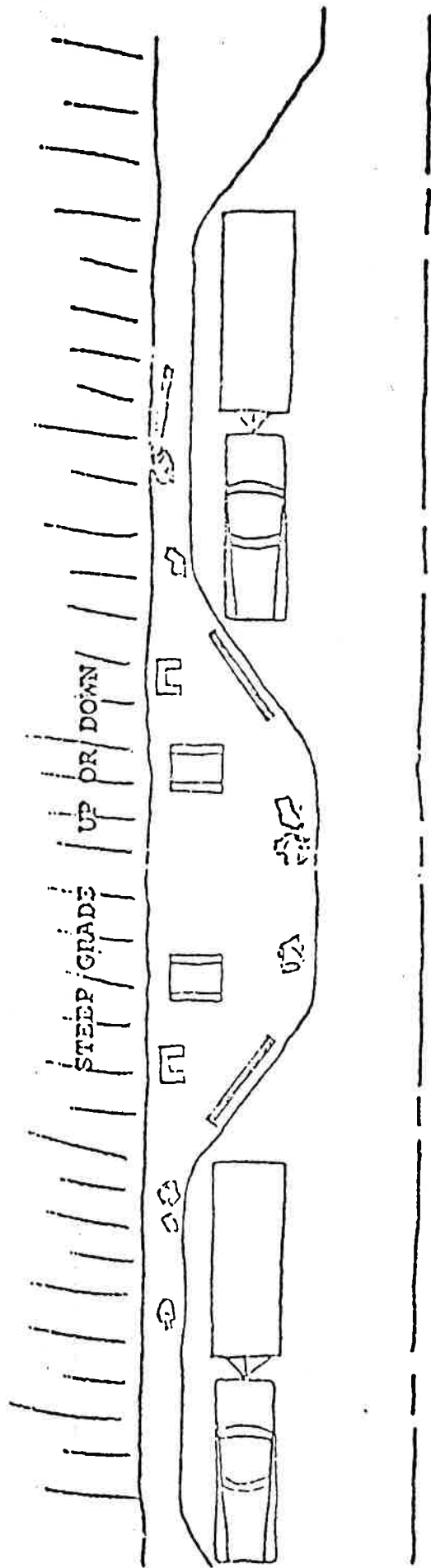


Figure 13

Notes:

1. On steep slopes use the level area between two turn-outs for table and grill.
2. With this arrangement provide either rock and or log barriers on the areas shown.

TURN-OUT ARRANGEMENT
WITH SEVERE SLOPE

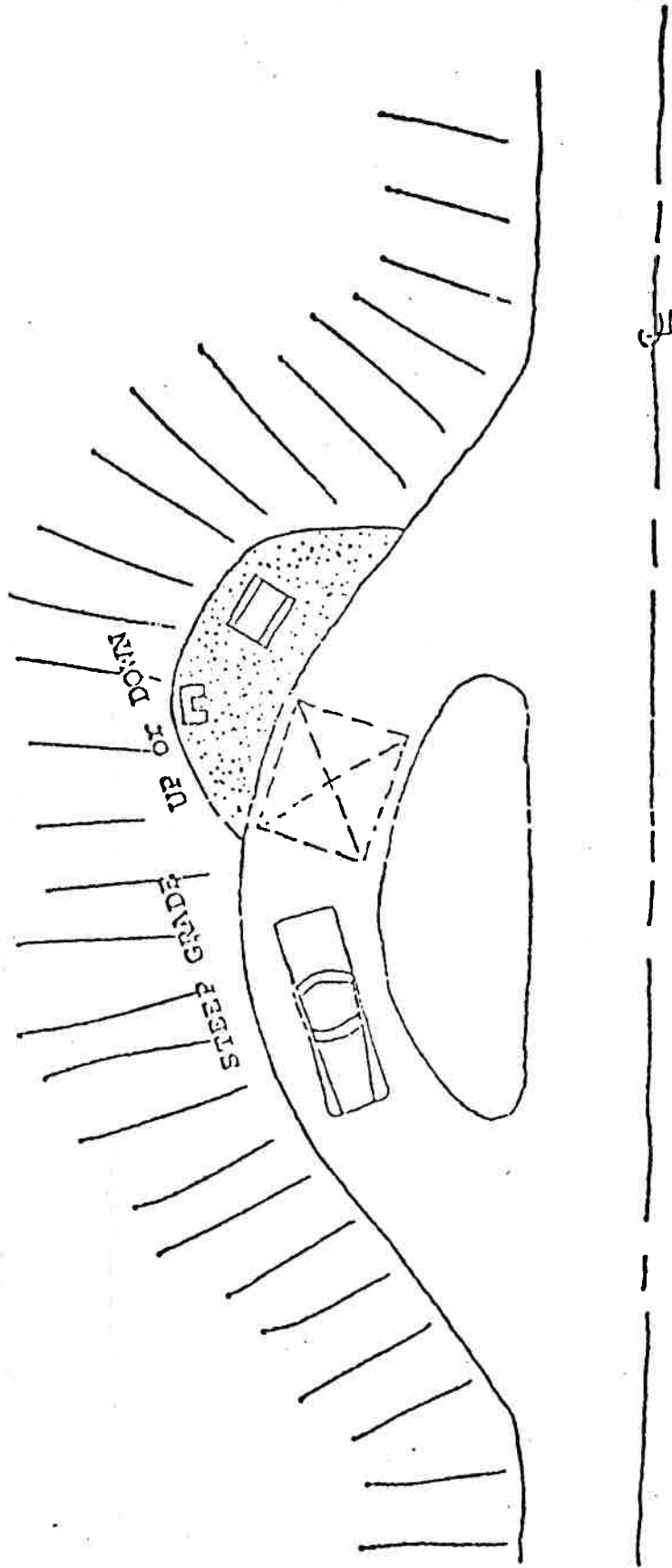


Figure 14

Notes:

1. Where possible level off area adjacent to pull-off for table and grill.
2. Parking pull-off may be used for tent pad when space is limited and there is no trailer. Not applicable when pull-off is asphalt.

PULL-OFF ARRANGEMENT WITH
SEVERE SLOPE NO. 1

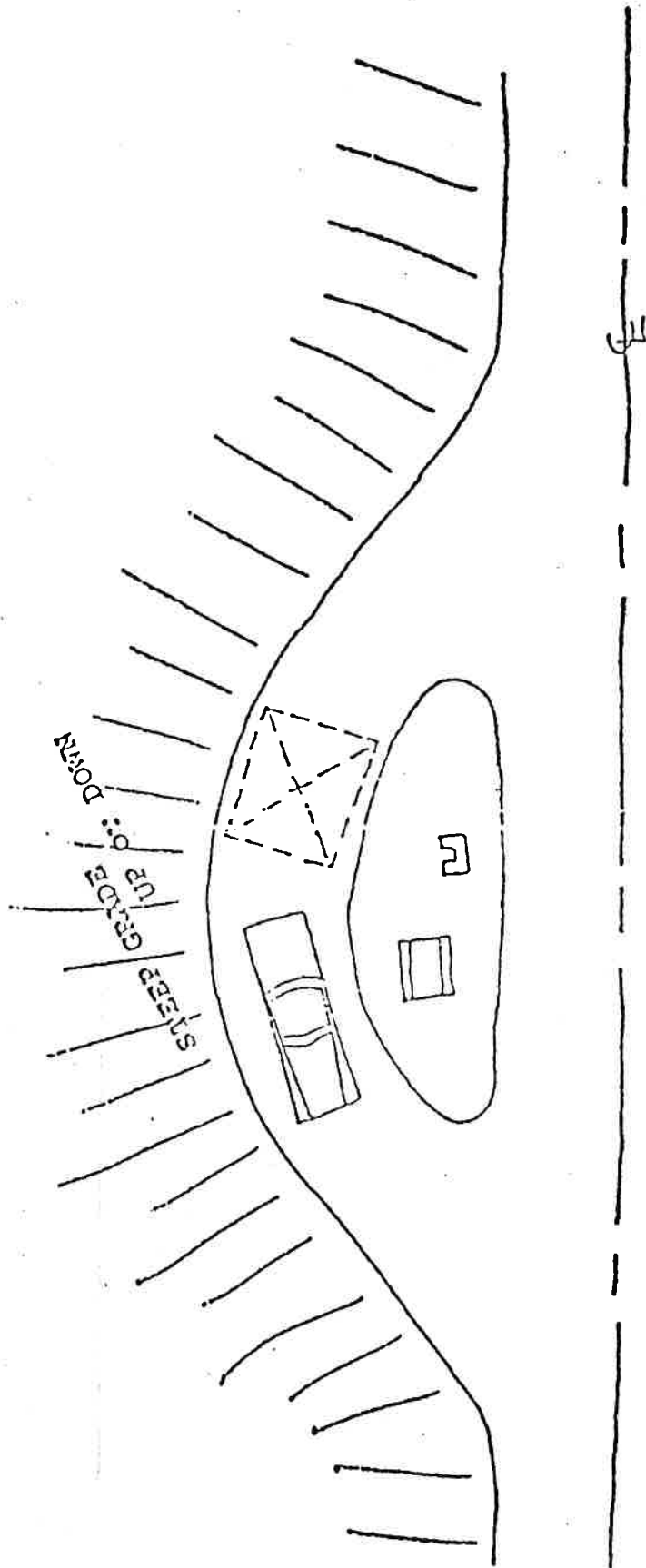


Figure 15

Notes:

1. Island area may be used for table and grill when no other ground can be graded within the limits required.
2. Parking pull-off may be used for tent pad when there is no trailer. Not applicable when pull-off is asphalt.

PULL-OFF ARRANGEMENT WITH
SEVERE SLOPE NO. 2

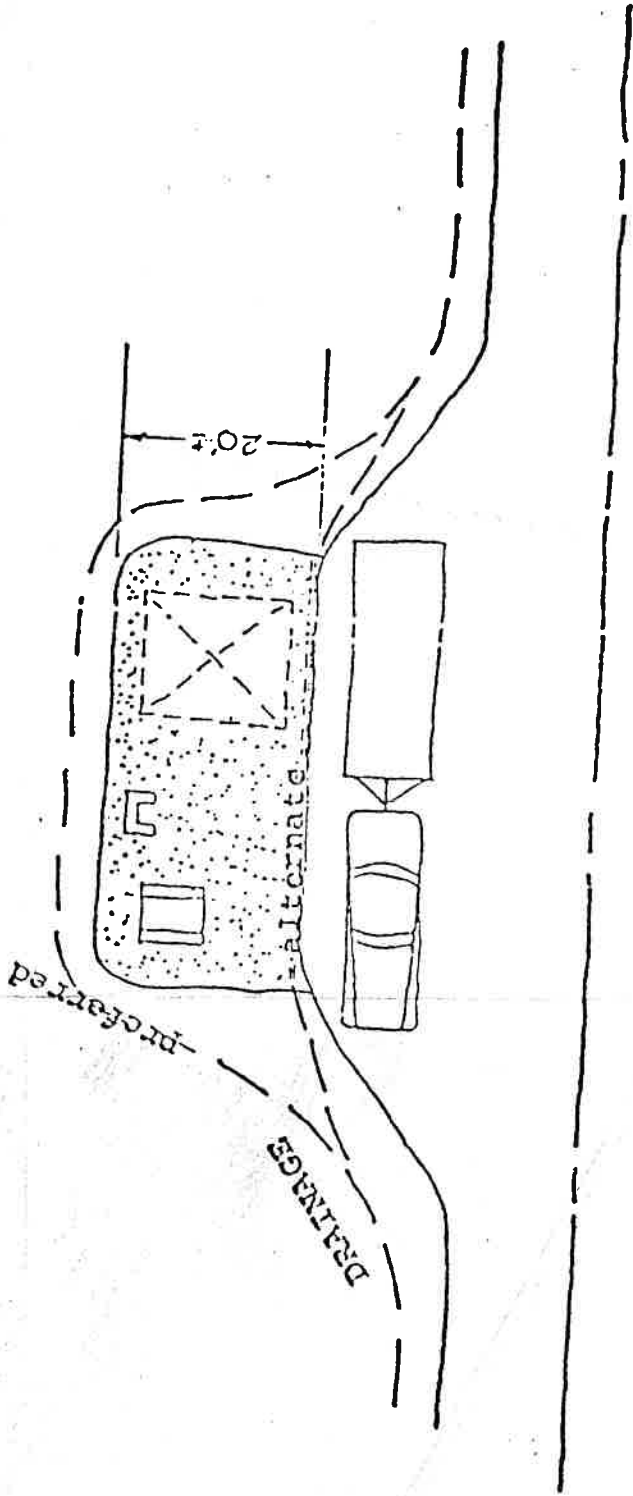


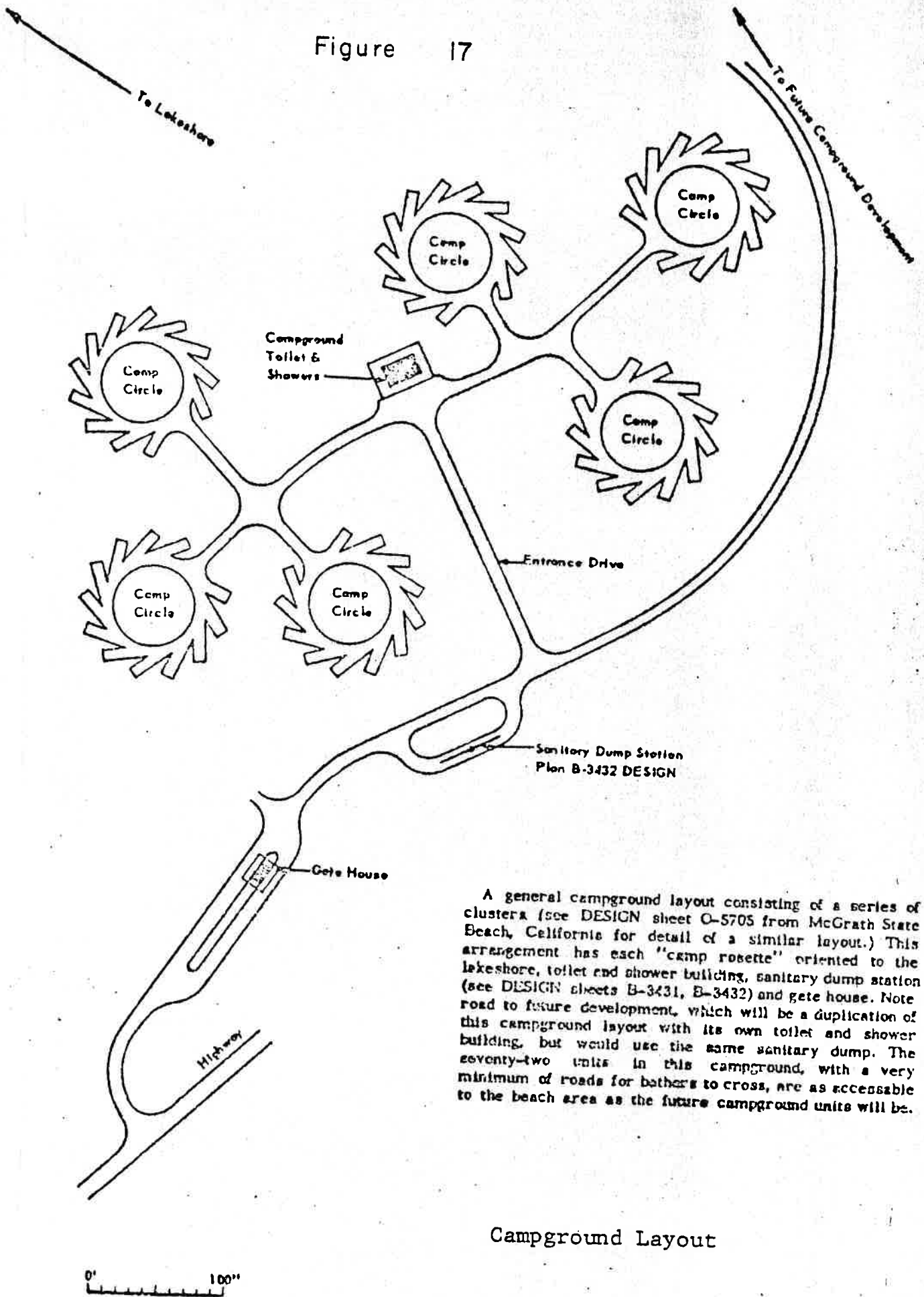
Figure 16

Notes:

1. Utilize area adjacent to turn-out and route drainage around entire campsite when possible.
2. Maximum 15 feet between table and fireplace.
3. Maximum 30 feet between high use pad and parking area.
4. Locate fireplace so prevailing wind does not blow smoke toward table or tent site.
5. In all examples, tables shall be permanently located.

TYPICAL TURN-OUT
ARRANGEMENT

Figure 17



A general campground layout consisting of a series of clusters (see DESIGN sheet O-5705 from McGrath State Beach, California for detail of a similar layout.) This arrangement has each "camp rosette" oriented to the lakeshore, toilet and shower building, sanitary dump station (see DESIGN sheets B-3431, B-3432) and gate house. Note road to future development, which will be a duplication of this campground layout with its own toilet and shower building, but would use the same sanitary dump. The seventy-two units in this campground, with a very minimum of roads for bathers to cross, are as accessible to the beach area as the future campground units will be.

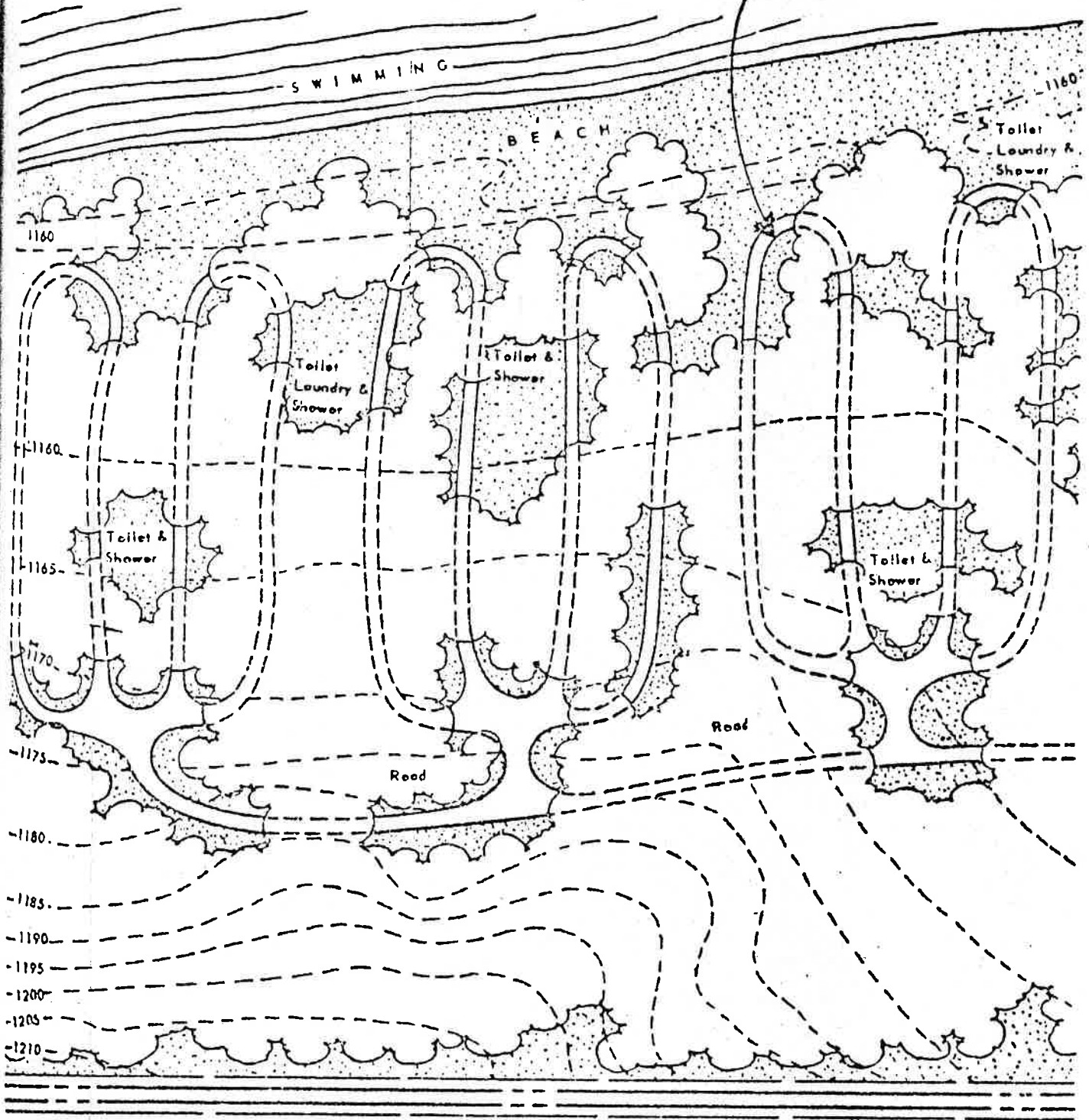
Campground Layout

There are certain advantages to road arrangements of this kind—a minimum

amount of vehicular traffic past each site; location of individual camp units in conformity with vegetative cover and natural features; a fuller use of land available for camping; etc.

Figure 18

one way system



PLOT PLAN



The sense of separation between units is an important consideration and this is achieved in many instances by planting small bushes and shrubs in front of basket-weave fencing. When shrubbery has gained a strong foothold and provides suitable screening, fencing is sometimes removed.

On well planned tent and trailer camp sites such as these, installation and maintenance of utilities is simplified.

Figure 19

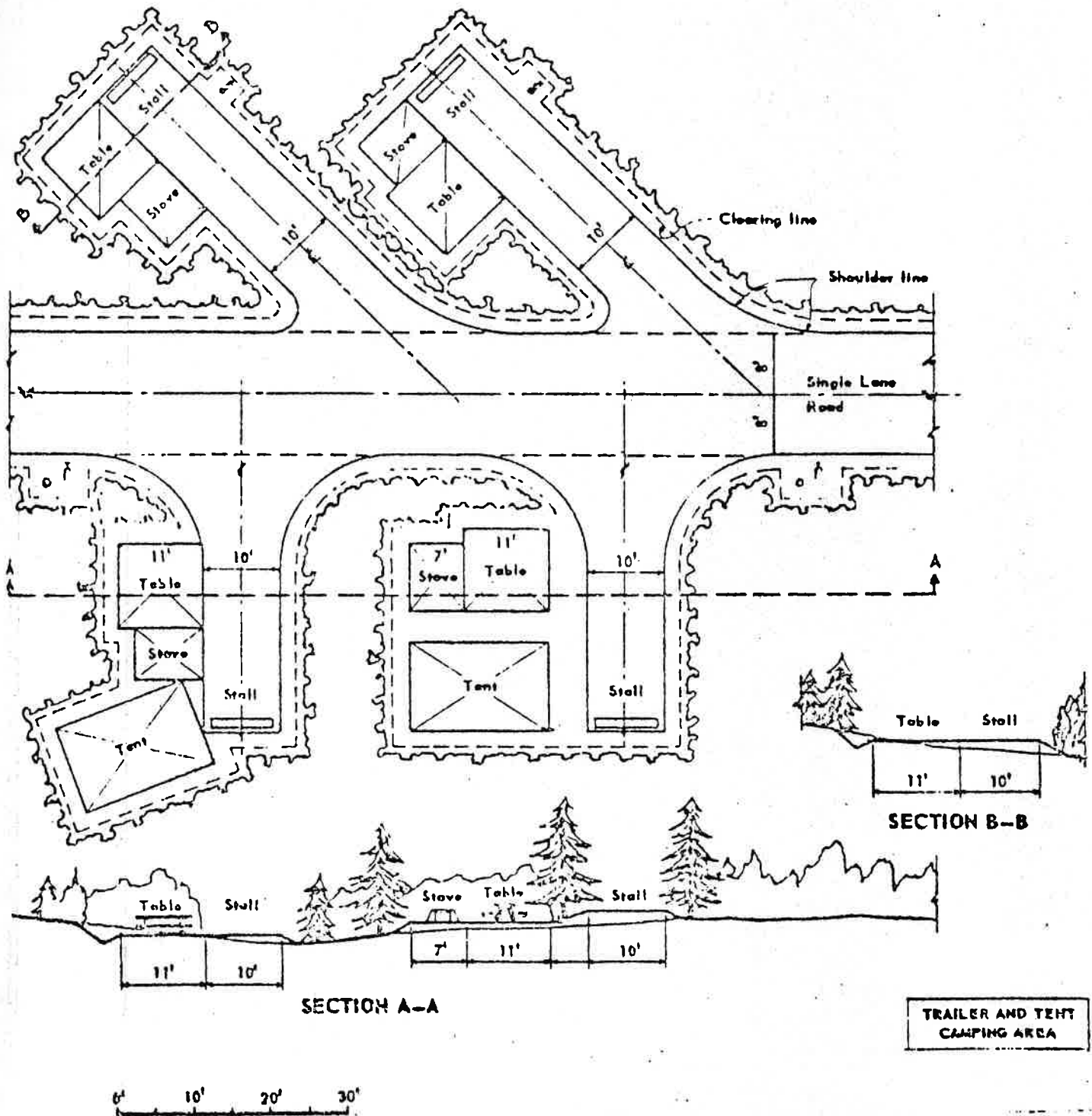
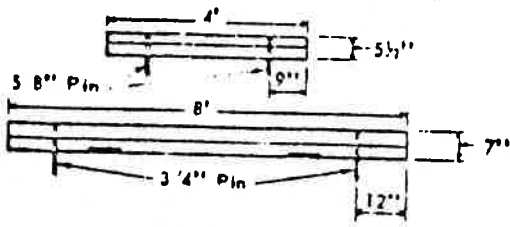
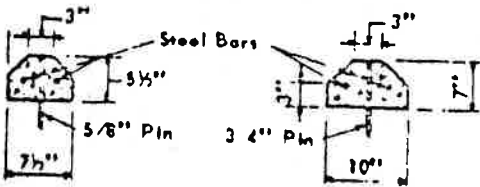


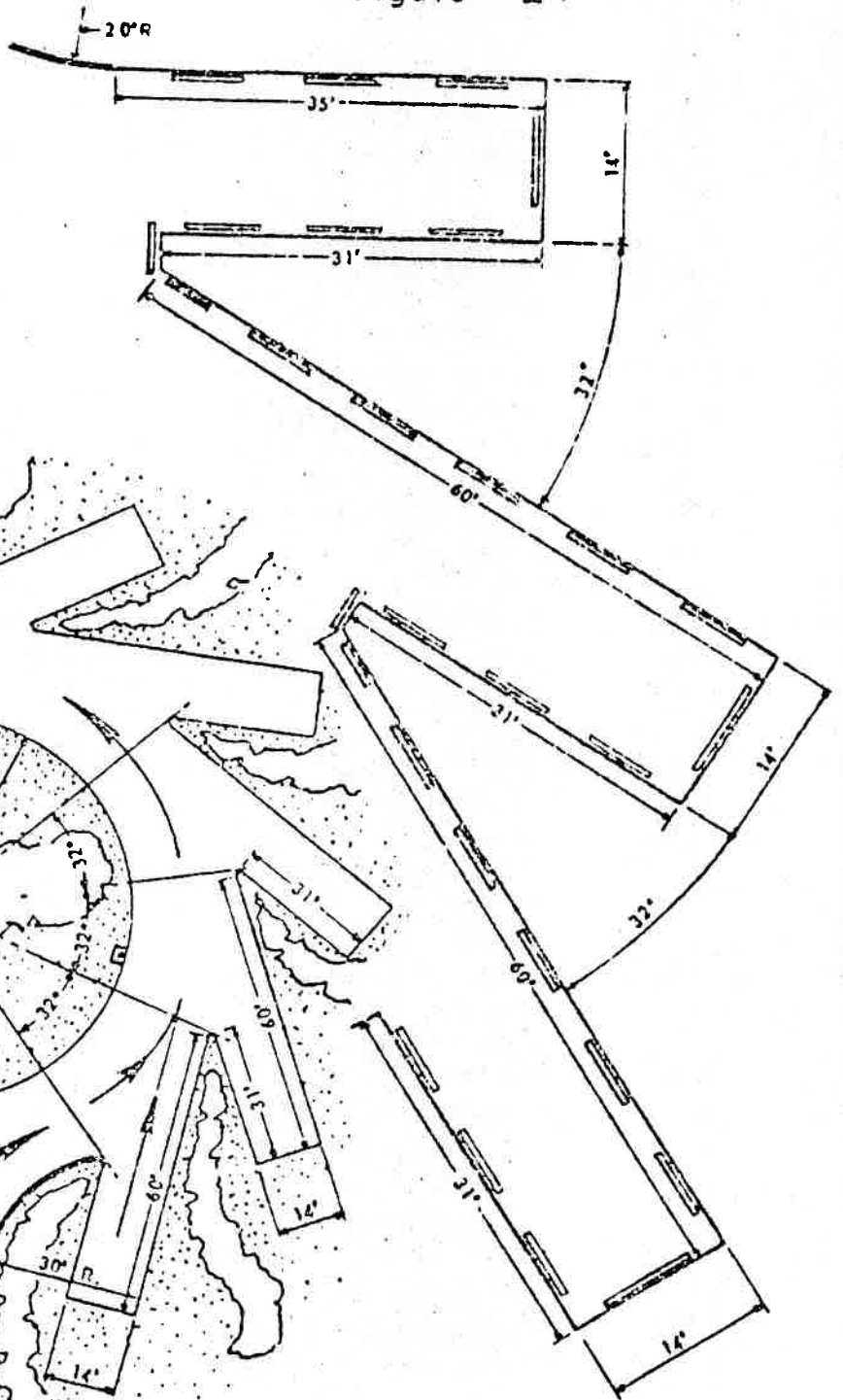
Figure 20



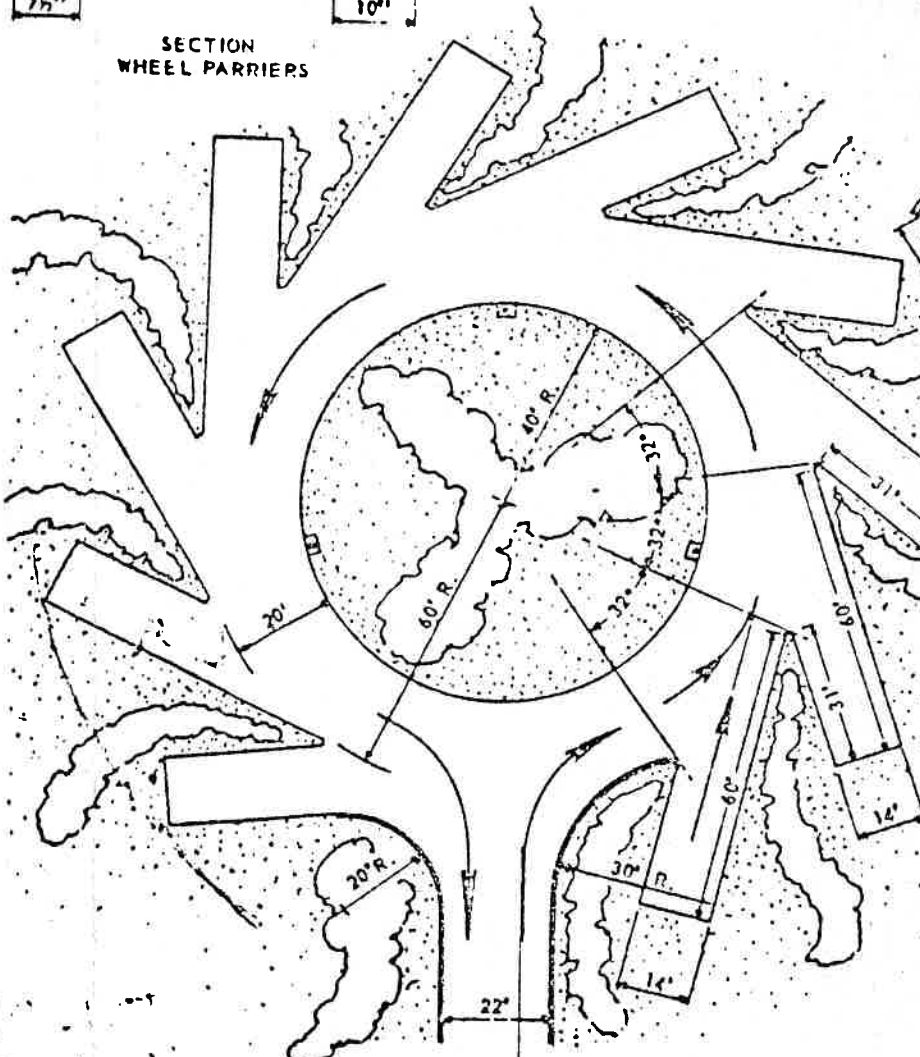
SIDE VIEW



SECTION WHEEL PARRIERS



TYPICAL CAMPSITE PARKING SPUR



TYPICAL CAMPSITE LAYOUT UNIT



Designed with full utility connections (water, electricity, sewer) at low per-site cost, the 'shamrock' type of campground affords each family camping group approximately 2400 square feet of camping area including parking spur.

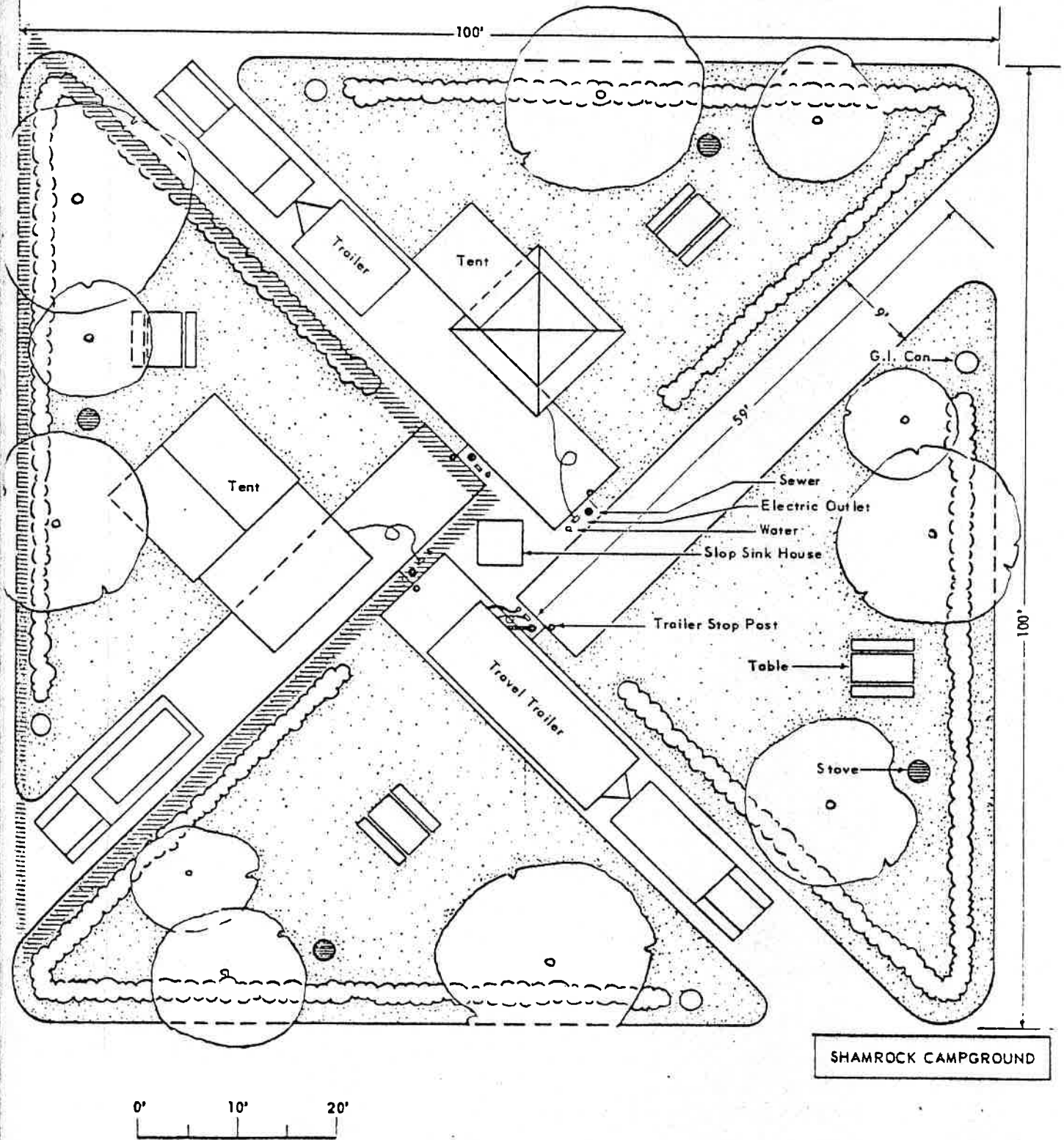
It was designed to serve both recreation vehicle campers and tent campers with a small slop sink house for the tenters to dispose of waste water.

Note that each site is situated so as to face outward on the perimeter roads, and each site is isolated from the others and the road by plant screening. Utilities coming to one central point serve four sites at less cost per site than would be the case where sites are arranged side by side.

Twelve campsites, with necessary access roads, per acre could be developed under this 'shamrock' arrangement.

For grouping arrangement of this design, see O-5763 following.

Figure 21



SHAMROCK CAMPGROUND

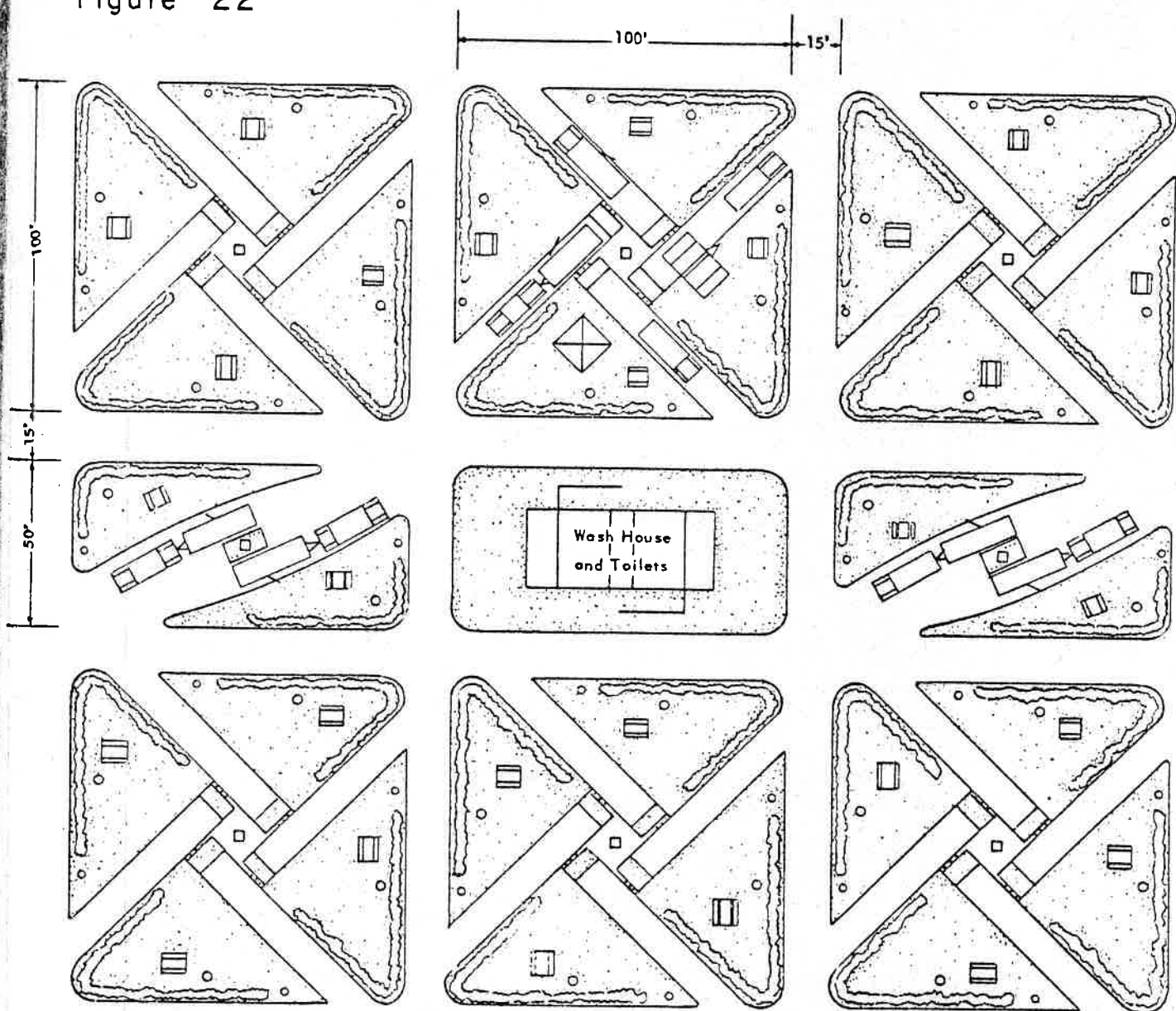
For those who wish to develop a camper village with well-ordered streets and campsites in geometric patterns, the "Shamrock" design (O-5762) would serve quite well. There are, in fact, two types of campsites offered on this plan, both of which may be employed in the same layout, or developed individually.

The six Shamrocks, shown three above and three below, each have four individual sites all fronting on streets. The angle of the spur roads, sufficiently long to admit a trailer and towing vehicle, permit easy parking; or each site will accommodate a tent. A small island in the center of each

Shamrock furnishes water, power, and sewer connections for recreation vehicles and also has a small slop sink building for the use of tent campers in the disposal of waste water. Shrubs screen the street side and the parking strip of the adjoining site.

The four sites, two each side of the central washhouse plot, accommodate recreation vehicles in a pull-through arrangement primarily for overnight use of recreation vehicles but each site is of sufficient proportion to accommodate tent camping. A center island furnishes utility hookups and a slop sink cabinet.

Figure 22



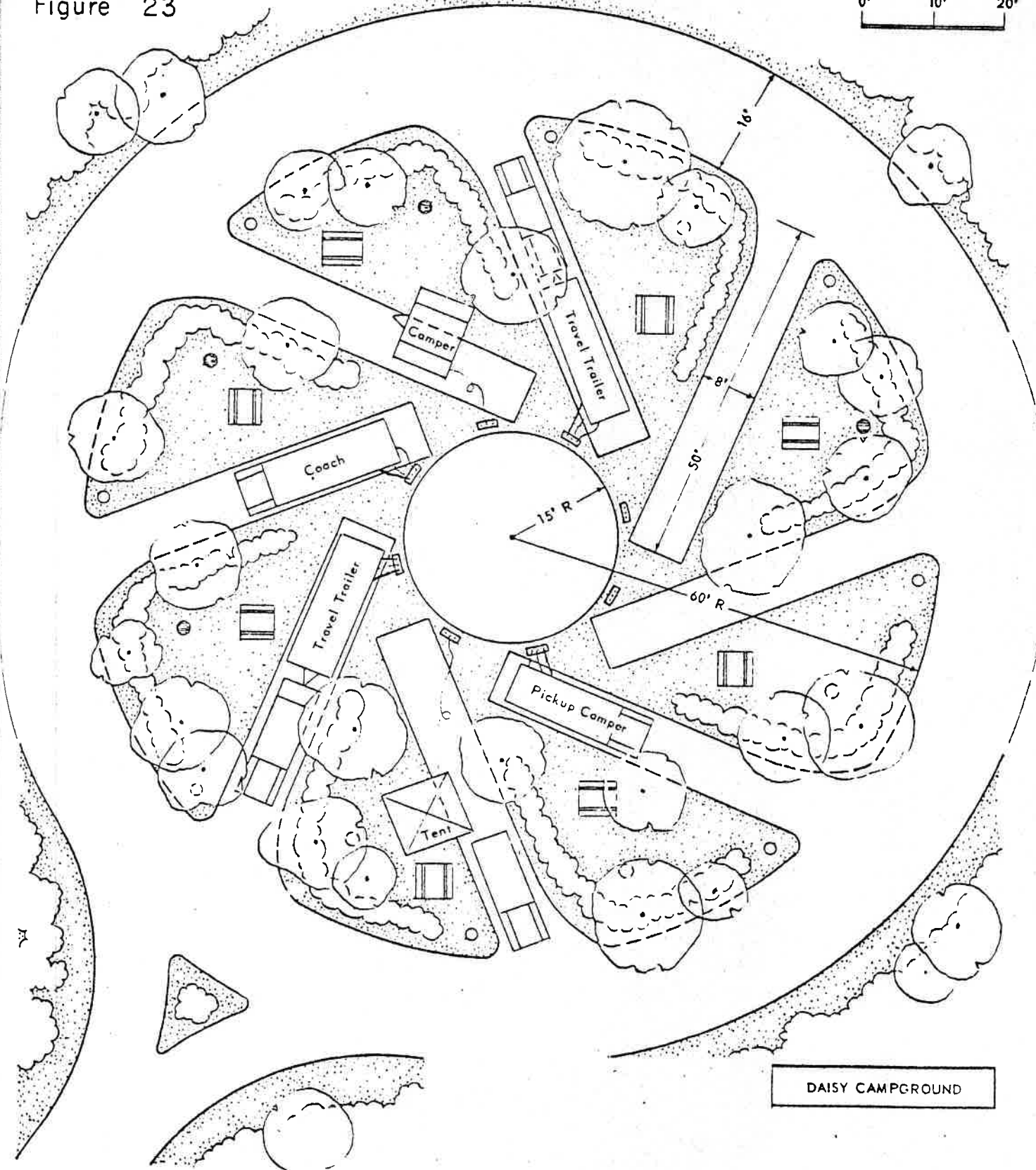
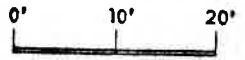
SHAMROCK CAMPGROUND GROUPING

Designed primarily as a 'destination' type of campground, this one would serve eight family camping groups with full utility connections (water, sewer, electricity) provided for recreation vehicles from one point. Each site offers an area of approximately 1850 square feet which includes the parking spur, a 1/8th portion of the center island, and a 1/2 portion of the circumferential road fronting each site.

Both tent and recreation vehicle campers could be accommodated and, with the addition of a toilet building in the circle, the entire 'daisy' could serve as a short term group camp for tent or trailer groups of 32 or more people.

Utilities radiate outward from the circle to the rear of each of the eight sites.

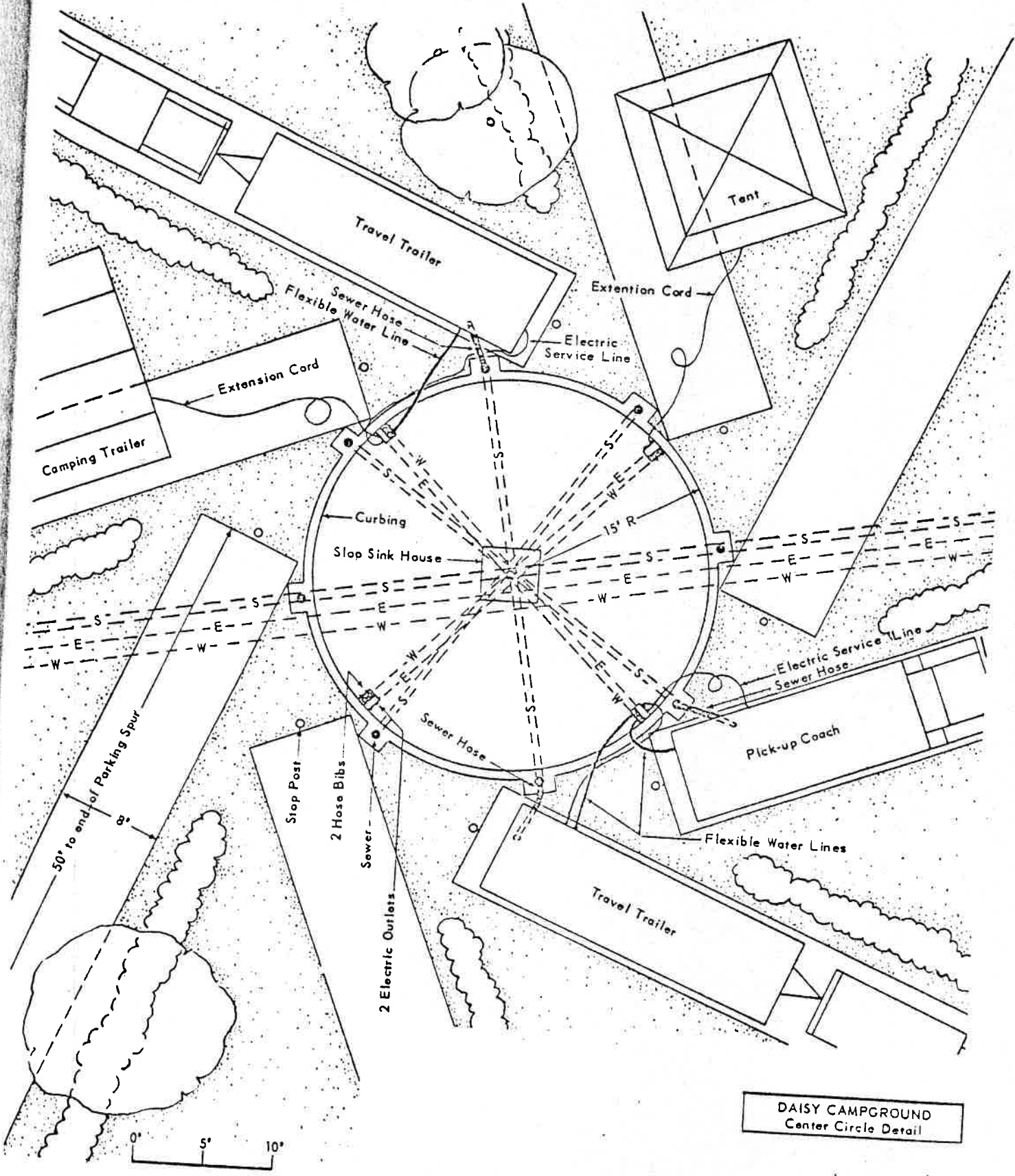
Figure 23



A suggested arrangement of the center area of the daisy campground, DESIGN sheet O-5764. Note that the travel trailers in the upper left and lower right are served by complete hookups, as is the pickup coach on the right. The camping trailer on the left, and the tent in the upper right

have extension cords connected to electric outlets at the edge of the circle. Underground utilities traverse the campground and radiate outward from the center to serve each site. While sewer connections serve each site, the electric and water connections are positioned at the circle edge so that each serves two sites.

Figure 24



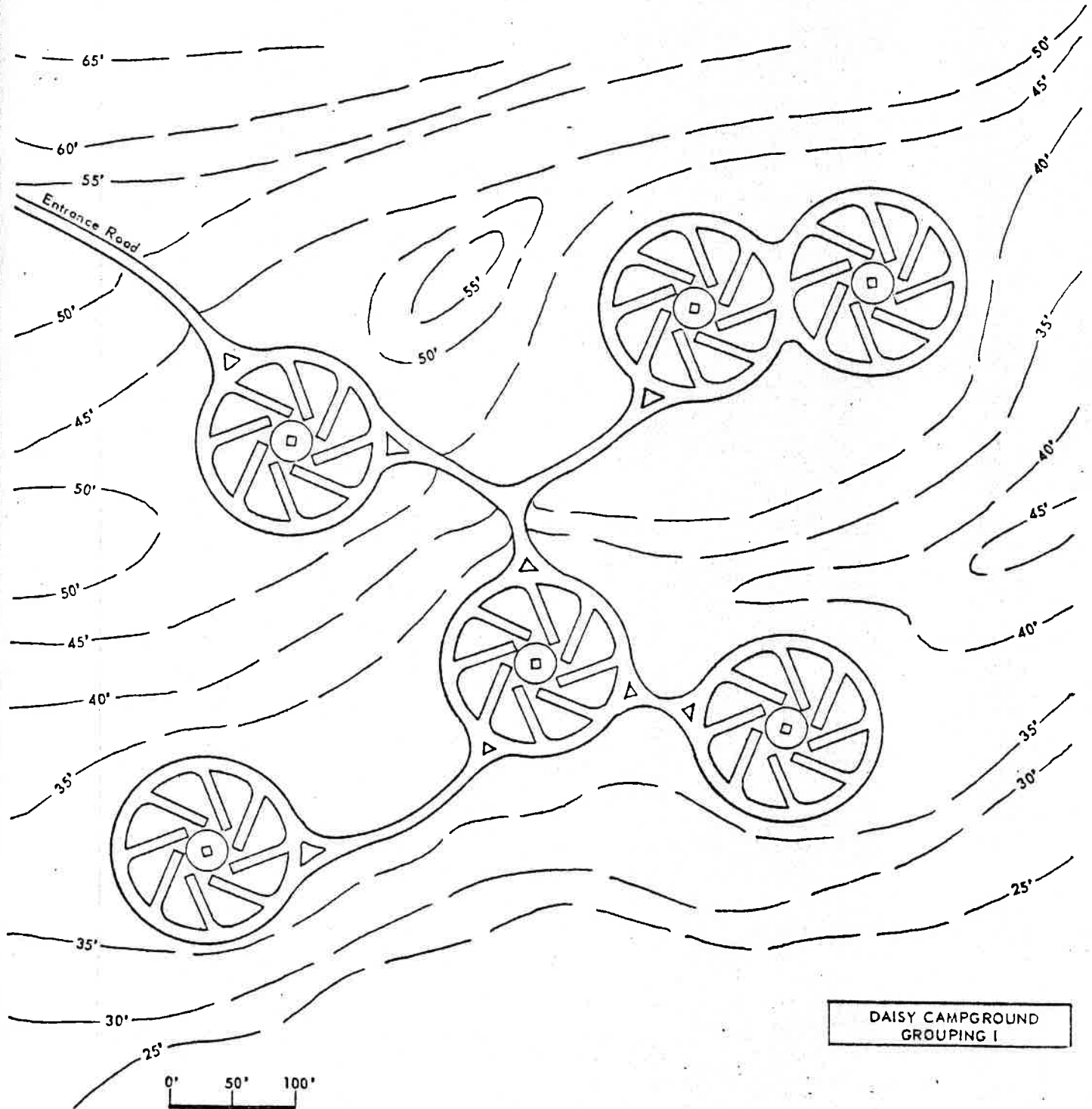
A hypothetical grouping of daisy campgrounds arranged to conform to topography with a minimum amount of grading and destruction of forest cover. This grouping, which can vary according to topographic conditions, accommodates 48 individual sites with but six main utility junctions (in the center of each island) from which connecting lines extend outward to the rear of each site.

Additional daisies could be added as demands for camping sites required. Since the daisy campground design is intended primarily for 'destination' camping where the

reason for camping is the enjoyment of the area's scenic, historic or recreational opportunities, space greater than that afforded by these individual sites may not be necessary. The daisy affords privacy at each site, complete utility hookup for recreational vehicles, and sufficient space for each family group to prepare meals and establish sleeping accommodations.

Because of space limitations, the daisy design would not be as acceptable as would individual sites placed at random where camping was the primary reason for a wilderness adventure.

Figure 25

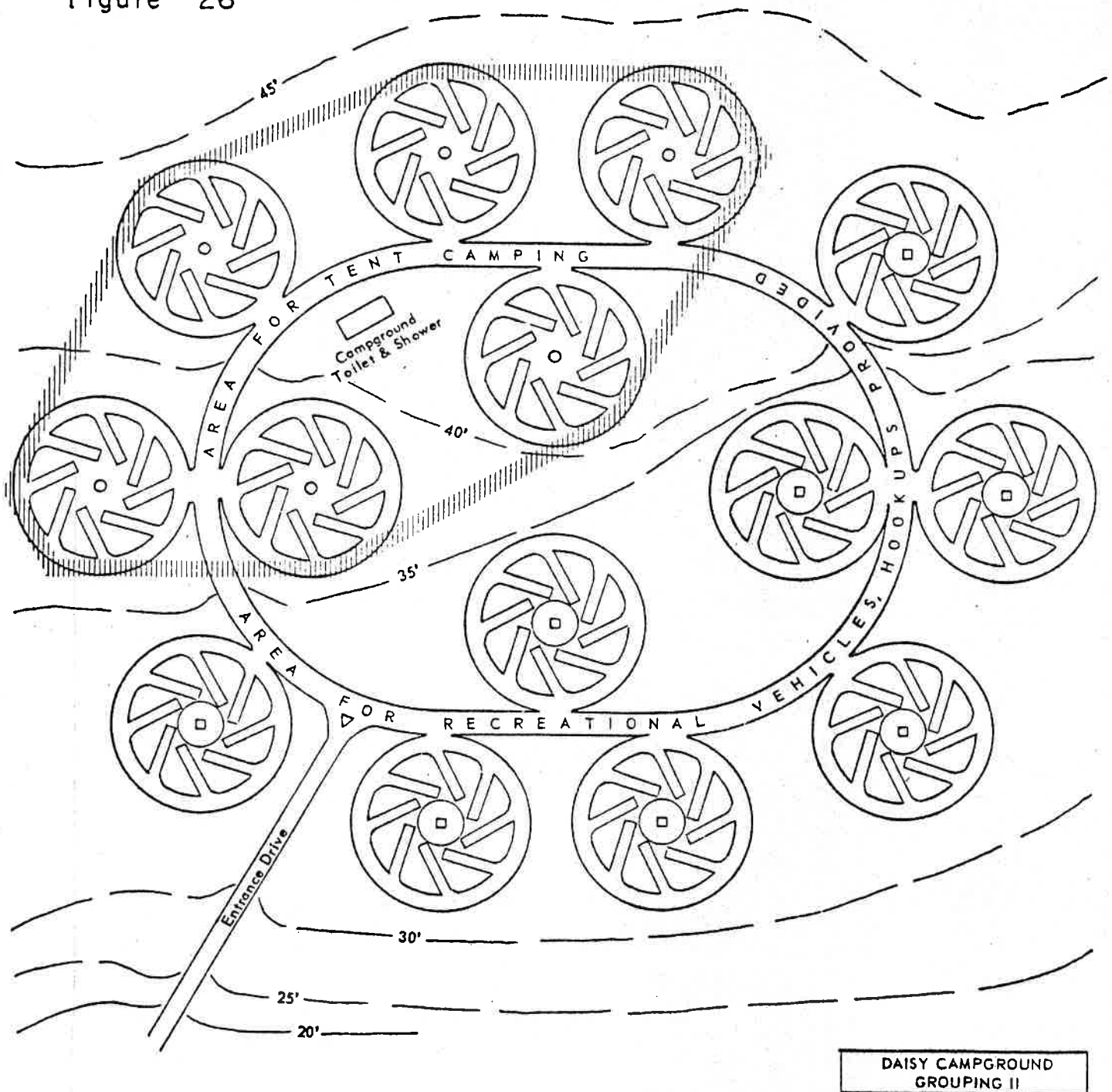


Here is another grouping of the daisy campground, each with eight sites, around a central loop road. Note that the six daisies (48 sites), shown in the shaded area will be served by a central campground toilet and shower building, and the individual sites may not offer utility hookups.

The other eight daisies (64 sites) might have complete utility hookups at each site, and the inner circle might contain a slop sink building for the disposal of the tent camper's waste water.

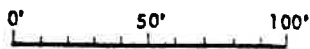
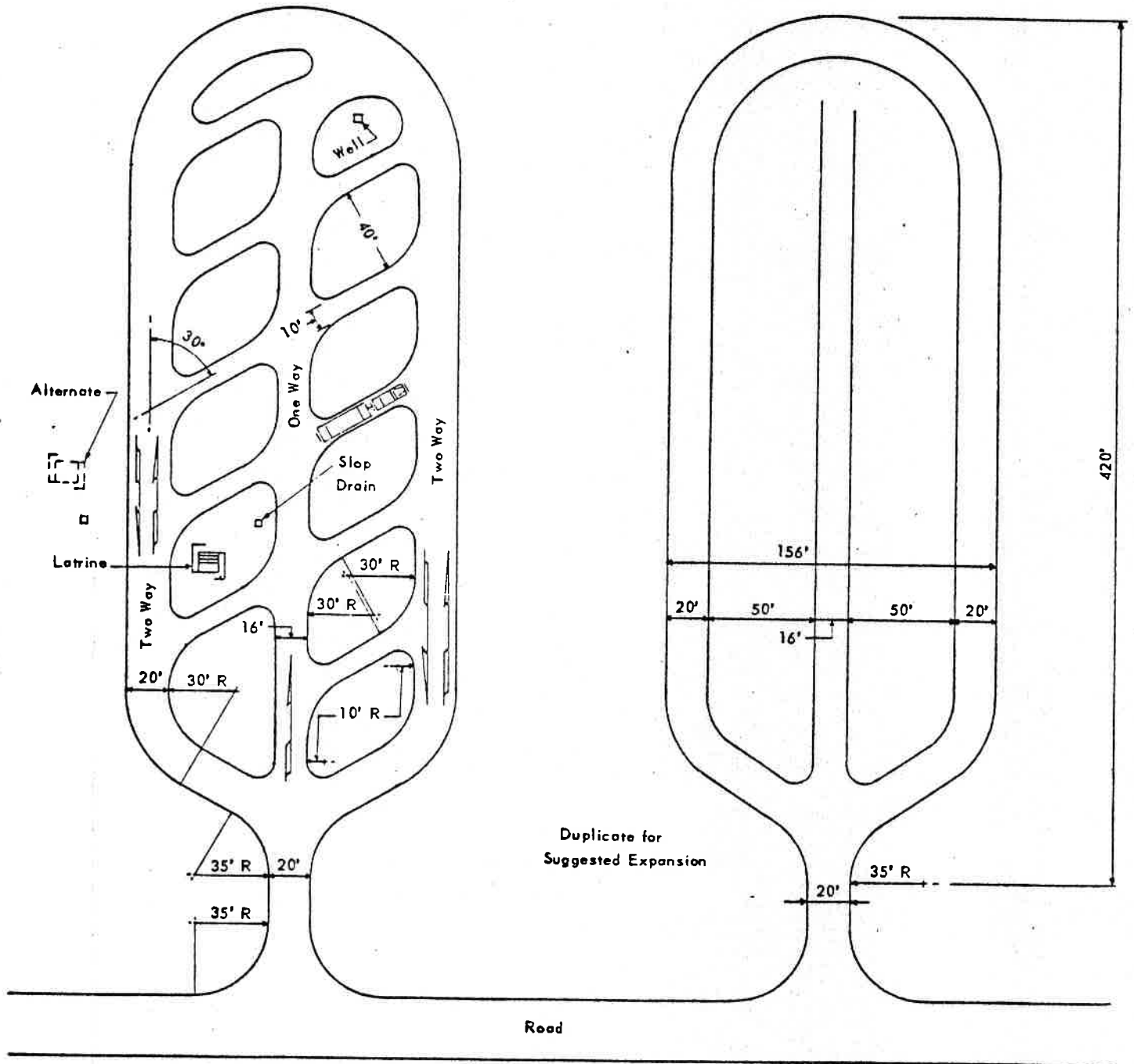
Note that the individual daisy, which measures approximately 120 feet in diameter, is located so as to conform to topography, here indicated on 5 foot intervals. This arrangement, covering approximately 8 acres, contains 14 daisies (112 sites) and provides natural area separation between each daisy.

Figure 26



Ease of access and "take-off" makes this recreation vehicle parking area ideal for the "one night stand" traveler.

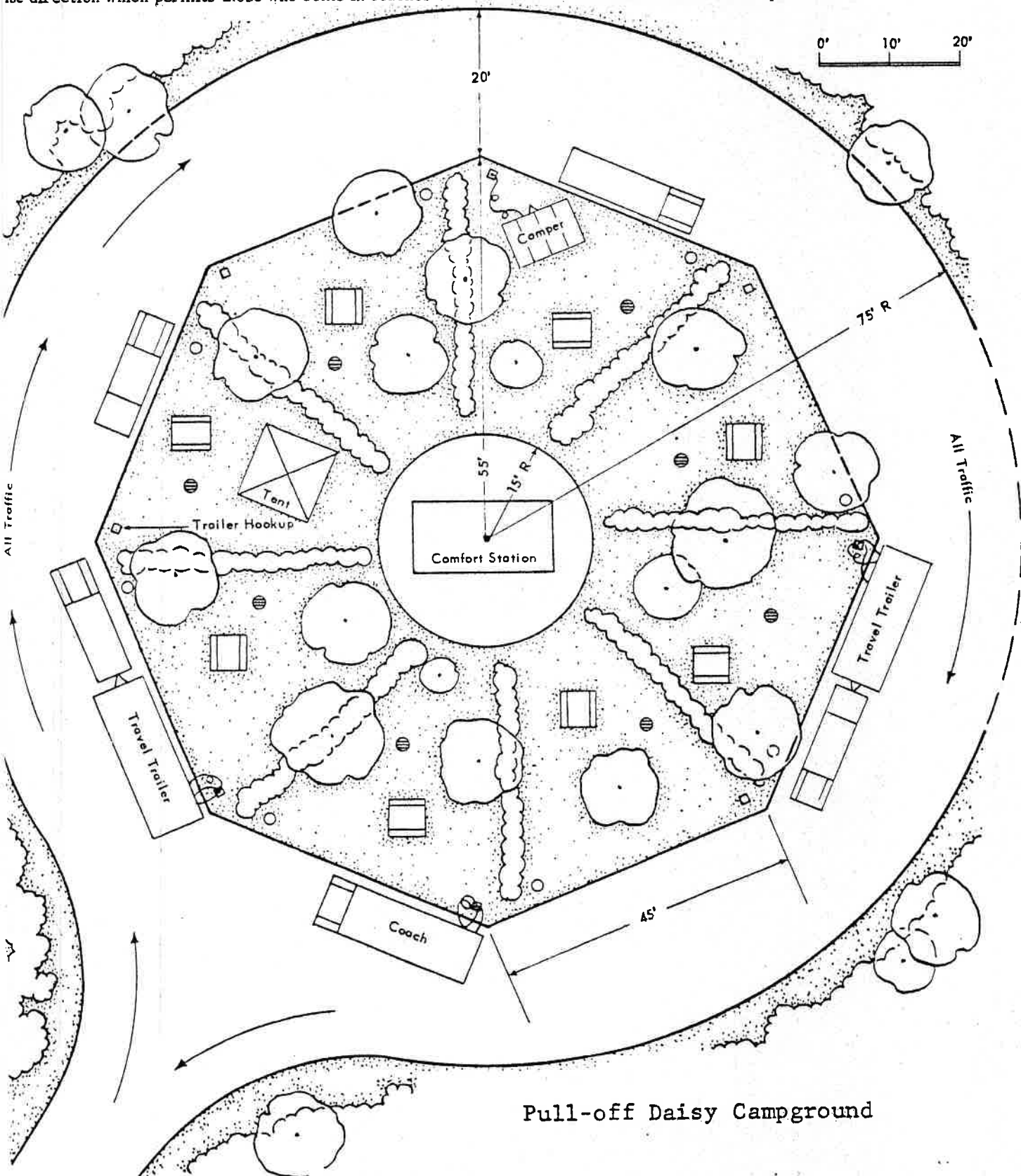
Figure 27



RV CAMPGROUND

A modification of the Daisy Campground, DESIGN sheet -5764, this plan is offered to permit an admixture of camper equipment from the simple sleeping bag and "pup-tent" to the most sophisticated travel coach or trailer. Each of the eight segments of the inner octagon constitutes a private campsite separated from its neighbor on either side by trees and shrubs, and each would contain a table-bench combination, a fire grill, and a refuse receptacle. Note that the traffic around the "daisy" moves in a clockwise direction which permits those who come in coaches or

trailers to park at the edge of each site with the vehicle door opening directly onto the allotted site space. As in the other daisy designs, each acre could accommodate approximately 23 family camping groups if placed in close relationship. The center island in this instance is the location for a washhouse-toilet building of sufficient proportions to accommodate the eight family groups. Note that if and when desired the three utilities — water, electricity, and sewer — can be, but need not necessarily be, extended out to the edge of the road for recreation vehicle hookup.



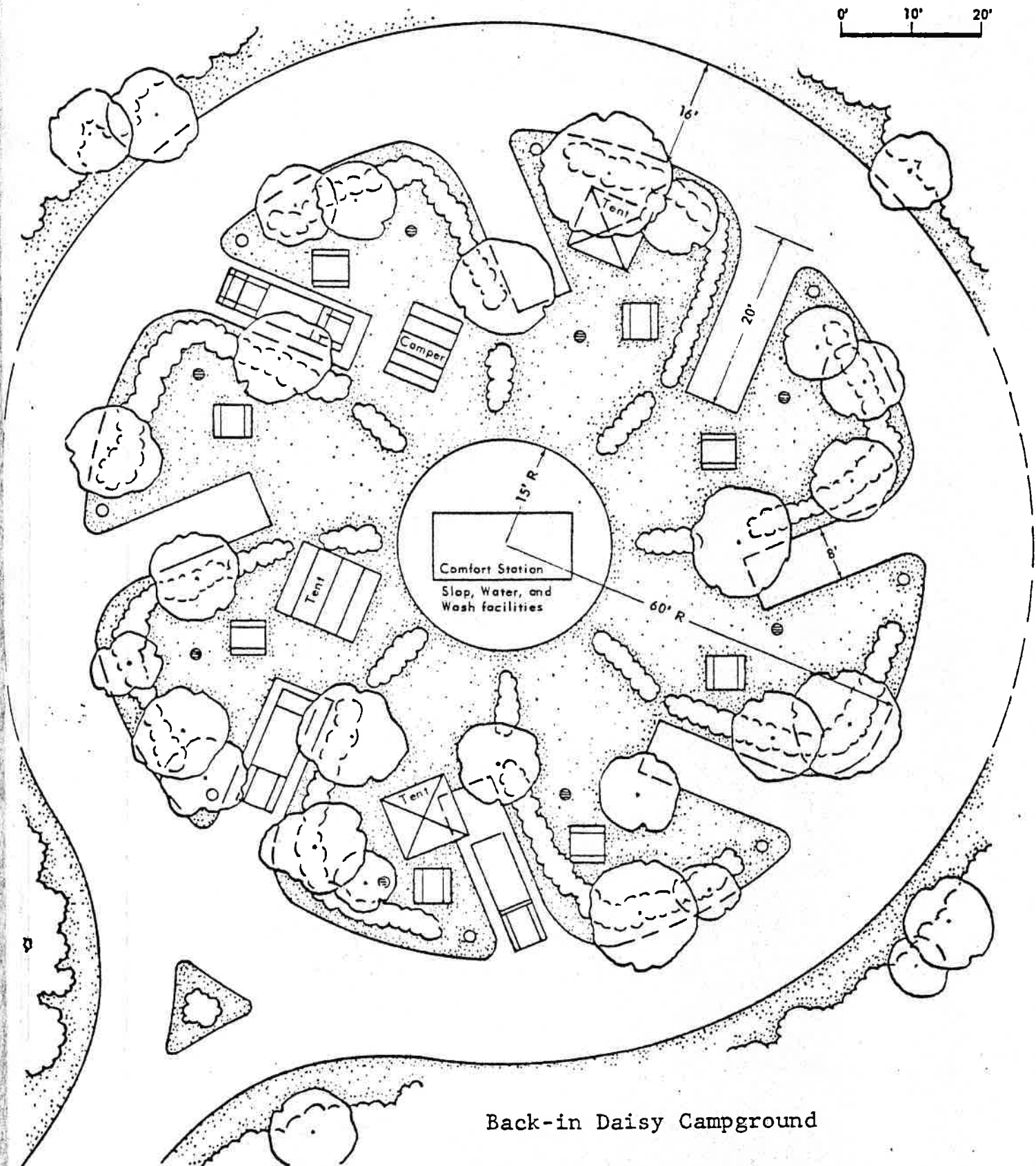
Pull-off Daisy Campground

Another variation of the "Daisy Campground" design this one is intended for those family campers who favor tents or tent trailers. The individual sites each have vehicle parking spurs and a toilet-washhouse building, of

sufficient proportion to serve eight family camping groups, is located in the center island.

As in the instance of all other daisy campground designs, each of the sites is screened from its neighbor with trees and shrubs.

Figure 29



Back-in Daisy Campground

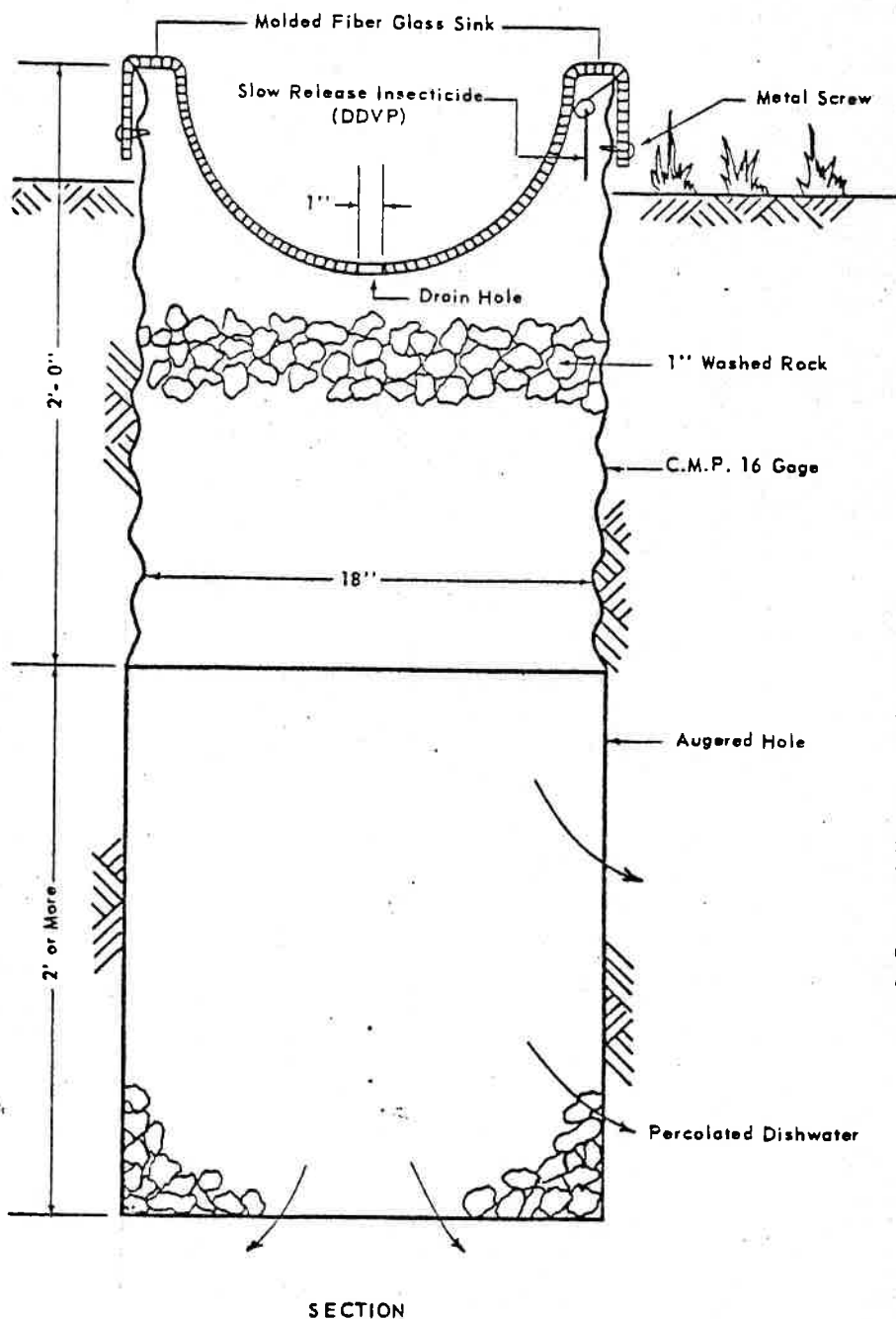
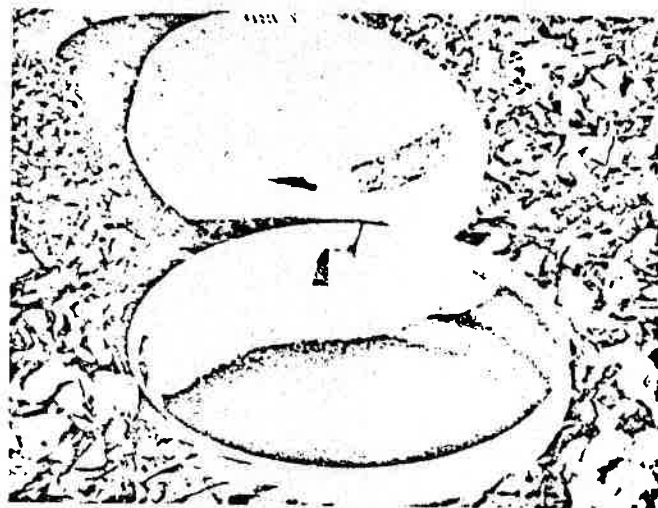


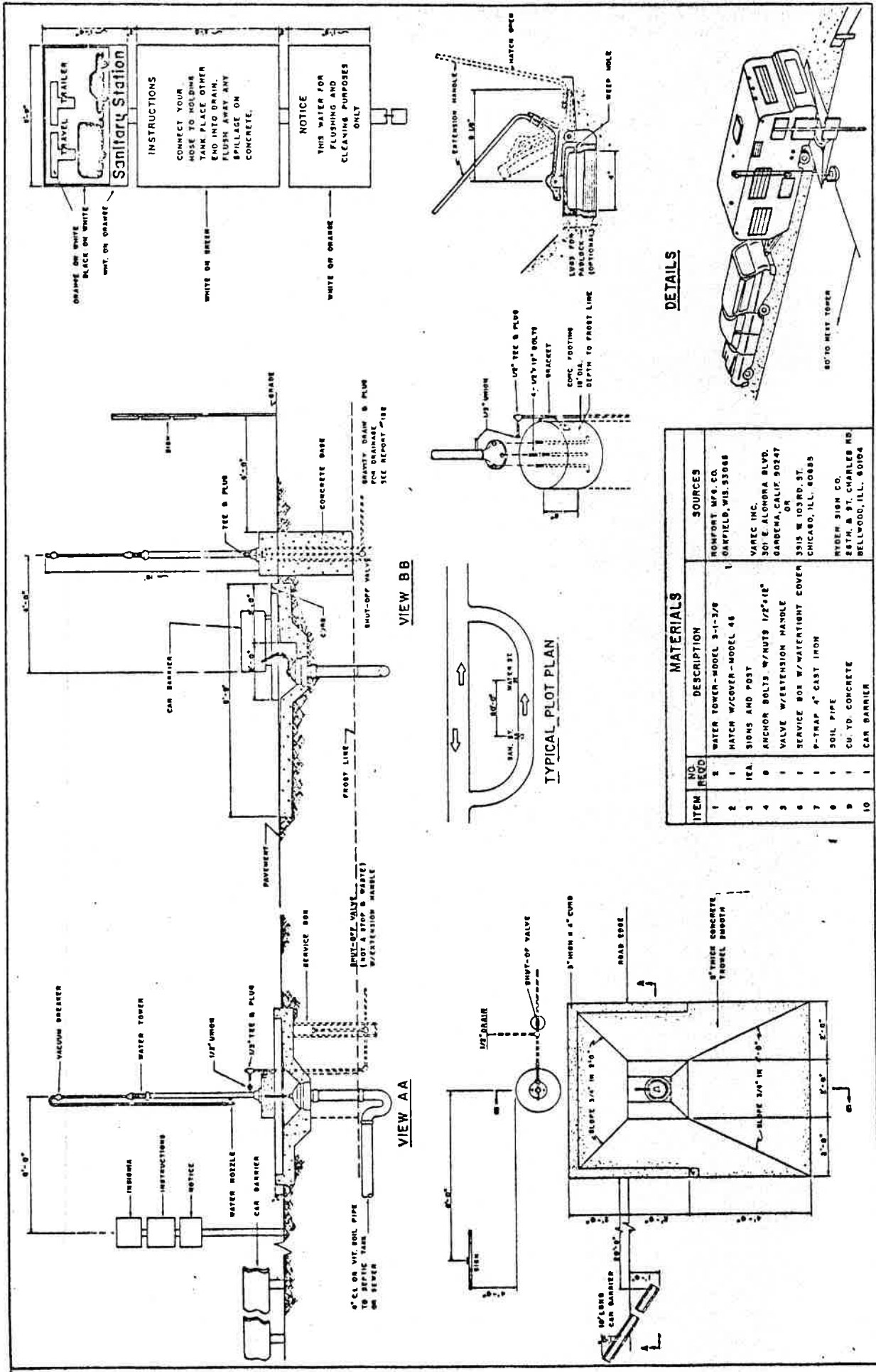
Figure 30

Dishwater thrown out anywhere causes a number of problems: weakens and kills campground vegetation, creates unpleasant odor, makes an unsightly camp and attracts flies. At the OAHE Area this problem has been corrected by installing this disposal facility.

The flies are killed by the use of a small section of slow release insecticide strip (Vapona) suspended on a wire inside the molded fiberglass cover. Odor control granules are added as needed.

Cost of each unit when first installed was \$12.50. It's a cleaner, sweeter smelling campground with fewer flies and a reduced amount of grounds maintenance.

DISHWATER DISPOSAL



ITEM REQD		DESCRIPTION	SOURCES
1	2	WATER TOWER--MODEL 3-1-3/8	MONFORT MFG. CO. DARFIELD, WIS. 53088
2	1	MATCH W/COVER--MODEL 48	VAREC INC. 300 E. ALABAMA BLVD. GARDENA, CALIF. 90247
3	1	SIGNS AND POST	OR
4	1	ANCHOR BOLTS W/NUTS 1/2"x12"	3915 W. 103RD ST. CHICAGO, ILL. 60688
5	1	VALVE W/EXTENSION HANDLE	HYDEM SIGN CO. 28TH. & ST. CHARLES RD. BELLWOOD, ILL. 60104
6	1	SERVICE BOX W/WATERTIGHT COVER	
7	1	P-TRAP 4" CAST IRON	
8	1	SOIL PIPE	
9	1	CU. YD. CONCRETE	
10	1	CAR BARRIER	

SANITARY STATION FOR TRAVEL TRAILERS

ARTICLE X

REQUIRED IMPROVEMENTS

Section 1001. Performance and Specifications.

Every subdivider is required to make the improvements outlined in this Article in accordance with the specifications contained here or otherwise adopted by the Town of Tallulah Falls. The necessity for storm drainage on each site will be determined by inspection.

Section 1002. Monuments.

1. Monuments must be placed at all block corners, and at intermediate points as required by the Town Council. Monuments should be of reinforced concrete with dimensions of at least 4" x 4" x 24" with metal center pins one-fourth ($\frac{1}{4}$) inch in diameter and four (4) inches long. After installation, the top of the monument should be flush with the finished grade.
2. Lot corners should be marked with solid steel rods at least five-eighths ($\frac{5}{8}$) inch in diameter and twenty-four inches (24) in length and driven flush with the finished grade.

Section 1003. Grading.

All streets, roads, and alleys must be graded by the subdivider so that pavement and sidewalks can be constructed to the required cross section. The minimum width of grading must be the pavement width as specified in Section 1008, plus eight (8) feet on each side. Deviation from the above will be allowed only when due to special topographical conditions.

1. Preparation - Before grading is started, that part of the right-of-way consisting of the area to be paved plus the shoulders, must be first cleared of all stumps, roots, brush, other objectionable materials, and all trees not intended for preservation.
2. Cuts - All tree stumps, boulders, and other obstructions should be removed to a depth of two feet below the subgrade. Rock, when encountered, should be scarified to a depth of twelve inches below the subgrade.

3. Fill - All suitable material from roadway cuts may be used in the construction of fills, approaches, or at other places as needed. Excess materials, including organic materials, soft clays, etc., should be removed from the roadway. The fill should be spread in layers not to exceed twelve inches loose, and compacted by a sheepsfoot roller. The filling of utility trenches and other places not accessible to the roller should be mechanically tamped.
4. Subgrade -The subgrade should be properly shaped, rolled, and uniformly compacted to conform with the lines, grades, and typical cross-sections as shown on drawings approved by the Town Council. Unsuitable materials should be excavated and replaced with acceptable compacted material.

Section 1004. Storm Drainage.

An adequate drainage system, including necessary open ditches pipes, culverts, intersectional drains, drop inlets, bridges, etc., must be provided for the proper drainage of all surface water. Drains should be provided to accommodate all natural waterflow, and should be long enough to permit traversing the full width of roadways and required slopes. The size of pipe provided should be computed by an engineer, but in no case should the pipe diameter be less than fifteen inches.

Section 1004.1. Storm Drainage Plan.

A storm drainage plan must be submitted at the preliminary review stage and must contain the following information:

1. Location of proposed drainage ways, streams, and sediment ponds within the development.
2. Location, size, and invert elevations of proposed drainage structure including culverts, bridges, pipes, drop inlets, and top elevations of headwalls, diversion ditches, etc.
3. Area of land contributing run-off to each drainage feature.
4. Location of easements and rights-of-way for drainage ways and maintenance accesses for drainage ways.
5. Typical improvements around drainage features and culverts, if any.

6. Direction of waterflow throughout the subdivision and computed velocities at those points deemed necessary by the Planning Commission.
7. Detailed engineering drawings on all impoundment structures, dams, sediment ponds, etc.
8. A certificate in the exact language as set forth below, properly executed, should be attached to the storm drainage plan:

Storm Drainage System Certification:

State of Georgia, Town of Tallulah Falls.

"I, _____, a Registered Civil, Hydrological Engineer or Landscape Architect, certify that the storm drainage system shown on this drawing is properly designed to serve the subdivision. It is adequate both in size and design to serve the entire drainage area above each structure or feature, whose storm drainage waters would normally be carried through this subdivision on a twenty-five (25) year flood frequency and/or a three (3) inch per hour peak rainfall. It is further certified that the information shown in this storm drainage plan is true and correct and all data have been checked in the field. All drainage easements have been provided, where necessary."

By _____
Registered Professional Engineer/Landscape Architect
Number _____

Date _____

Section 1005. Installation of Utilities and Driveways.

After grading is completed and approved, but before any base is applied, all of the underground work, water mains, gas mains, etc., and all service connections should be installed completely and approved. All driveways for houses to be built by the developer should be cut and drained.

Section 1006. Water Supply System.

Water mains within the subdivision must be provided with connections to each lot. Minimum diameter of water pipes will normally be six (6) inches except that pipes of smaller size may be used if properly looped and adequate water pressure is maintained in accordance with standards established by the Southeastern Fire Underwriters Association. Pipe of less than four (4) inches should not be used except in unusual cases.

If a municipal water supply is not available to the subdivision at the time of development, the developer must provide an adequate water source and an adequate water storage facility. This should be accomplished by the use of individual wells for each housing unit or by a community water system. Individual wells are the responsibility of the lot purchaser. The community (subdivision) water system must be sanitary, and must have a minimum adverse pressure of thirty (30) pounds per square inch at each lot in the subdivision.

The community water system must be approved by the appropriate health agency; and a Letter of Approval from the Georgia Department of Human Resources, Public Health Division, or the Georgia Department of Natural Resources, Water Supply Section, as appropriate, must accompany the Recording Permit Application.

Section 1006.1. Water Distribution Plan.

A Water Distribution Plan must be provided for all developments having a community water supply system. It must contain the following information:

1. Location and size of water distribution system including pipes, valves, fittings, hydrants, high pressure pumping equipment, pressure reducing valves, etc., complete to individual lots.
2. Location and size of all wells, storage tanks, and lift stations.
3. A Certificate in the exact language set forth below, properly executed, should be attached to the water distribution plan:

Water Supply Certification:

State of Georgia, Town of Tallulah Falls.

"The water supply system proposed for (Name of Development or Subdivision) meets all design requirements for an acceptable water supply system based on the appropriate code of the State of Georgia."

(Designated Official)

(Date)

Section 1007. Sanitary Sewers.

If the sewage disposal facilities cannot be connected to the trunkline sewer at the time of the development of the subdivision; septic tanks, an oxidation pond, or other approved method of sewage treatment must be installed by and at the expense of the subdivider or lot purchaser for interim use, in conformity with the requirements of the appropriate health agency.

Section 1007.1. Sanitary Sewerage Plan.

A sanitary sewerage plan must be provided for those developments offering that service and must contain the following information:

1. Location of all proposed and existing waste water treatment facilities and information concerning present and projected capacities.
2. Location and size of all existing and proposed sewer lines in the development and tie points to other systems. Location of all sewer laterals.
3. Direction of flow of each sewer line and average slope as built.
4. Location of each manhole and other sewerage system facilities including lift stations, oxidation ponds, and treatment plants.

5. Profile of sewerage system.
6. A certificate in the exact language as set forth below, properly executed, must be attached to the sanitary sewerage plan:

Sanitary Sewerage System Certification:

State of Georgia, Town of Tallulah Falls.

"I, _____ a Registered Engineer, certify that the Sanitary Sewerage System shown on this drawing is properly designed, meets all local and state specifications, and is adequate both in size and established depth to serve the drainage area whose sewage would normally be carried through this development or subdivision system, whether or not the total area to be served is within this subdivision. It is further certified that the information shown on the drawing is true and correct."

Registered Professional Engineer
Number _____

Date _____

"I, (Appropriate Official), hereby attest to the fact that this sewerage system and treatment plant is satisfactory and meets all requirements of the State of Georgia."

(Appropriate Official)

(Title and Department)

Section 1008. Street Pavement Widths.

Required street pavement widths are as follows:

1. Rural minor collector streets, eighteen (18) feet.
2. Residential streets and dead-end streets, eighteen (18) feet.
3. Turn-arounds, eighty (80) feet diameter.
4. Alleys, sixteen (16) feet.

Section 1009. Street and Alley Improvements.

1. Curb and Gutter Required - All streets within subdivisions of fifty (50) residential lots or more must include curbs and gutters constructed with either precast concrete curb, or integral concrete curb and gutter conforming to the following dimensions or as approved by the Town Council.
 - a. Precast concrete curb: 6 x 18 inches.
 - b. Miami Roll curbs: twenty-four (24) inches wide.
 - c. Integral concrete curb and gutter: cross-section as approved by the Planning and Zoning Commission.
2. Exception to Curb and Gutter Requirement - An exception may be made to the curb and gutter requirement provided the developer furnishes proof satisfactory to the Planning and Zoning Commission that all road grades and road ditches will be stabilized without use of curb and gutters. In lieu of curb and gutter, the developer may stabilize road ditches by paving, by rock check dams, or by methods approved by the Planning and Zoning Commission.
3. Paving Required - All streets must be prepared according to the following procedures or by equivalent procedures acceptable to the Town Council.
 - a. Base. The base should consist of crushed stone or other approved material having a minimum thickness, after being thoroughly compacted, of five (5) inches on all major thoroughfares, collector streets, and residential streets. It should be constructed on a prepared subgrade in accordance with these specifications and in conformity with the lines, grades, and typical cross-sections as shown on the drawings submitted to and approved by the Town Council.

- (1) All materials must generally conform to minimum acceptable standards of the Georgia Department of Transportation, Highway Division, for this area.
 - (2) All materials should be mixed to the extent necessary to produce a thoroughly pulverized and homogeneous mixture.
 - (3) As soon as the base material has been spread and mixed, the base should be brought to approximate line, grade, and cross-section and then rolled with a sheepsfoot roller until full thickness of the base course has been compacted thoroughly. Defects should be remedied as soon as they are discovered. New materials should be added if necessary, and defective portions should be entirely removed.
 - (4) The base course should be maintained under traffic and kept free from ruts, ridges, and dust. It should be kept true to grade and cross-section until it is primed.
 - (5) No base material should be deposited or shaped when the subgrade is frozen or thawing or during unfavorable weather conditions.
- b. Pavement - Wearing surface must conform to mixes found suitable by the Georgia Department of Transportation, Highway Division, or an independent testing laboratory. It should be applied after the prime coat. Unless otherwise approved by the Town Council, pavement should be constructed as follows:
- (1) Prime coat should be cut-back asphalt or cut-back asphalt emulsion applied on a clean slightly damp surface in the amounts of from 0.10 to 0.30 gallons per square yard, depending on the nature and condition of the surface.
 - (2) Wearing surface should consist of either an approved plant mix prepared in a central plant and composed of aggregate and bituminous material having an in-place minimum compacted thickness of one and one-half (1½) inches, or a triple surface treatment consisting of the following materials per square

yard: A first application of AC-15 (0.30 to 0.40 gallons) first spreading of aggregate (0.45 to 0.55 cubic feet, size M-5), second application of AC-15 (0.35 to 0.40 gallons), second spreading of aggregate (0.13 cubic feet, size seven), third application of AC-15 (0.15 to 0.20 gallons), and third spreading of aggregate (0.14 cubic feet, size 89).

c. Sealing of Joints - Care and precaution should be taken that all joints between the surface mixture and such structures as manholes and curbs are well sealed.

4. Exception to Paving Requirements.

A graded and graveled street may be accepted as a public road at the discretion of the Town Council. However, all graveled streets constructed for public use must be prepared on the same road base as that set out in Section 1009.3.a.

Section 1010. Guarantee Against Faulty Material.

Final approval of street improvements will be granted and streets accepted for maintenance by the county only in accordance with one of the following provisions.

1. If the Georgia Department of Transportation inspects subdivision roads at the time of construction and finds they are built to state specifications, the county may accept them immediately.
2. Street improvements have been completed and in place for a period of one (1) year and, upon inspection, were found to be free from defective workmanship or material and free from sink-holes or other settling.
3. Following otherwise satisfactory completion of the work, the subdivider must post with the county a guaranty bond or other surety as approved by the Town Council in an amount equal to ten (10) percent of the construction cost of the street for which acceptance is sought. The bond will guarantee the county that the street has been installed in a proper manner, that it is free from defects caused by faulty material or workmanship, and that the street will remain in acceptable condition for a period of at least one (1) year. The guaranty bond will be effective for a period of one (1) year. If, before the

end of the one (1) year period, the street is found to have settled or be otherwise unacceptable because of faulty workmanship or material, the defective street will be repaired at the cost of the subdivider up to the amount of the guaranty bond. If the subdivider fails to make repairs within ninety (90) days after demand is made upon him by the Town Council, then the county will make repairs, as are reasonably necessary, and recover the cost of them.

ARTICLE XI

AMENDMENTS AND MODIFICATIONS

These regulations and standards may be amended or modified. However, any proposed amendment must first be submitted to the Planning and Zoning Commission for its review and written recommendations. After receiving recommendations from the Planning and Zoning Commission, the Town Council must hold a public hearing on the proposed amendment. Notice of the hearing will be published in a newspaper of general circulation in Tallulah Falls, at least fifteen (15) days before the date of the hearing.

ARTICLE XII

REMEDIES

If any land is used in violation of these Regulations and Standards, anyone, including town officials, who would be harmed by such a violation may initiate legal proceedings to obtain an injunction or other appropriate remedy to stop the violation or to prevent any act which would constitute such a violation. Other legal remedies are also available.

ARTICLE XIII

PENALTIES FOR VIOLATION

Any person violating any provisions of these Regulations and Standards is guilty of violating a duly adopted Ordinance of the Town of Tallulah Falls. Violation of any provision of these Regulations and Standards is declared a misdemeanor and, upon conviction, the offender will be punished as provided by law. Each day such a violation continues constitutes a separate offense.

Any subdivision established after adoption of this Ordinance must be designed, developed, and recorded in accordance with the provisions of these Regulations and Standards. Failure to comply with these regulations will result in the following:

1. The jurisdictional unit will not accept the subdivision, nor will it improve, maintain, grade, pave, or light any street within such a subdivision unless the street has received the status of a public street prior to the effective date of these Regulations and Standards.
2. No public agency will authorize the extension of water service, sewer service, or other publicly operated services into such subdivisions.

ARTICLE XIV

LEGAL STATUS PROVISION

Section 1401. Validity.

Should any section, clause, or provision of these Regulations and Standards be declared by a court of competent jurisdiction to be invalid, that adjudication will not affect the validity of these Regulations and Standards as a whole or any part of them other than the part declared to be invalid. Each section, clause, and provision of these Regulations and Standards is declared severable.