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Section 601. Access.

Access to every subdivision and land development shall be provided over a public street, or if approved by the Governing Body, a private street. Each lot shall have access to a public street and a minimum of 50 feet of lot frontage on a public street; provided, however, that the Governing Body may permit one (1) or more lots to be accessed by private streets, as more fully specified in this Ordinance; provided further, that in the case of a lot accessed by a circular cul-de-sac, the minimum lot frontage may be reduced to 30 feet.

Section 602. Conformance to Adopted Major Thoroughfare and Other Plans.

All streets and other features of the adopted comprehensive plan shall be platted by the subdivider in the location and if any, to the dimensions indicated on the Major

Thoroughfare Plan or transportation component or element of a comprehensive plan adopted by the Governing Body.

Section 603. Continuation of Existing Streets.

Existing streets shall be continued at the same or greater width, but in no case less than the required width.

Section 604. Street Plans for Future Phases of the Tract.

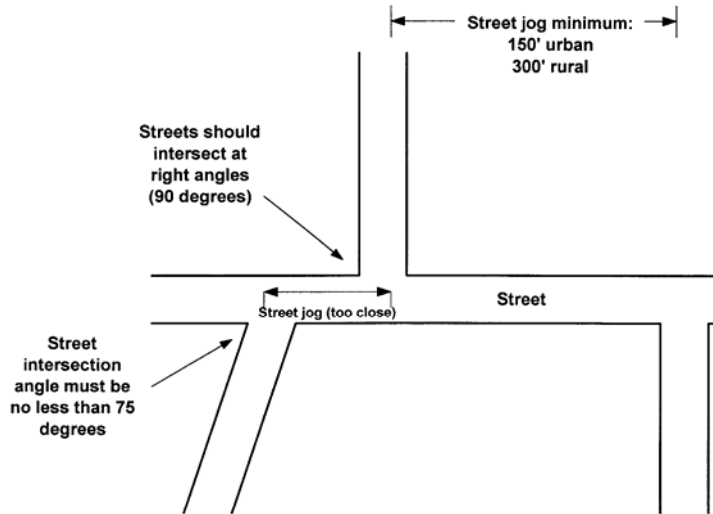
Where the plat or site plan proposed to be subdivided or developed includes only part of the tract owned or intended for subdivision or development by the subdivider or land developer, a tentative plan of a future street system for the portion not slated for immediate subdivision or land development consideration shall be required by the Administrative Officer. When such tentative plan is required, it shall be prepared and submitted by the subdivider or land developer at the time of submission of an application for preliminary plat or development plan approval, whichever occurs first.

Section 605. Street Names.

Street names shall be reviewed for correct usage and reasonable meanings consistent with the language used and are subject to the approval of the Administrative Officer. For instance, the term "parkway" shall not be appropriate for an undivided, two-lane road. Streets that are a continuation of or in alignment with existing named streets shall be given the name of the existing street. Names of new streets shall not duplicate or closely approximate those of existing streets in the City or County, regardless of the use of any suffix such as "street," "avenue," "boulevard," "drive," "place," "way," "court," or other designation. A letter of appropriateness from the Decatur County Building Official may be required.

Section 606. Street Alignment, Intersections, and Jogs.

Streets shall be aligned to join with planned or existing streets. Under normal conditions, streets shall be laid out so as to intersect as nearly as possible at right angles (90 degrees), but in no case shall such a street intersection be less than 75 degrees. Where street offsets or jogs cannot be avoided, offset "T" intersections shall be separated by a minimum centerline offset of 150 feet in urban areas and 300 feet in rural areas.



Intersection Angles and Street Jogs

Section 607. Development Along Arterial Street or Limited Access Highway.

Where a subdivision abuts or contains an arterial street or a limited access highway, the Administrative Officer may require a street approximately parallel to and on each side of such right-of-way either as a marginal access street, from which the lots shall be accessed instead of the arterial street or limited access highway. In such cases, the Administrative Officer shall require a ten-foot-wide no-access easement planted to prohibit travel across it.

Section 608. Alleys.

Alleys may be required at the rear of all lots used for multi-family, commercial or industrial developments. Alleys may be provided in one or two-family residential developments.

Section 609. Cul-de-Sacs.

Streets that dead-end shall terminate in a cul-de-sac or other approved turn-around. Streets that are planned to continue at some future date shall provide a temporary cul-de-sac as required by the Appropriate City Department Head. Except where topographic or other conditions make a greater length unavoidable, cul-de-sacs or dead-end streets shall not be greater in length than 600 feet unless approved by the Governing Body at preliminary plat approval.

Section 610. Street Right-of-Way Widths.

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

1. Arterial street widths, 80 feet or as shown in the Major Thoroughfare Plan.
2. Collector street, 60 feet.
3. Minor street and dead-end street, 60 feet.
4. Alleys, 40 feet for residential and 50 feet for non-residential uses.
5. Cul-de-sacs, commercial and industrial subdivisions, 60 feet (radius).
6. Cul-de-sacs, local residential streets, 50 feet (radius).

Section 611. Street Pavement Widths.

Street pavement widths shall be as follows measured from back of curb to back of curb:

1. Arterial street widths, 60 feet or as shown in the Major Thoroughfare Plan.
2. Collector streets, 32 feet.
3. Minor streets and dead-end streets, 24 feet pavement (excluding curbs).
4. Minor streets, commercial and industrial subdivisions, 32 feet.
5. Alleys, 16 feet for residential and 22 feet for non-residential uses
6. Cul-de-sacs, commercial and industrial subdivisions, 50 feet radius.
7. Cul-de-sacs, local residential streets, 40 feet radius.

Section 612. Street Grades.

Maximum and minimum street grades shall be as follows:

1. Arterial streets, not in excess of 7 percent.
2. Collector streets, not in excess of 10 percent.
3. Minor streets and dead-end streets and alleys, not in excess of 14 percent.

Section 613. Street Cross Sections.

A. Streets with Curb and Gutter

1. Streets will have a pavement crown of 2.08% (1/4 inch per foot) away from the center line of road (unless the street is superelevated the entire width). A reverse crown or slope to the centerline of the street is not allowed.
2. Adjacent to the edge of the pavement, a 24 inch roll back or "L"-back concrete curb and gutter will be installed.
3. Adjacent to or behind the curb and gutter, an 11 foot shoulder will be graded at a slope of 1.04% (1/8 inch per foot) away from the curb and gutter infill slopes and towards the curb and gutter in cut slopes.
4. The shoulder will slope back to the existing ground at a maximum slope of 3:1.
5. Street cross sections or improvements on Georgia D.O.T. right-of-way will comply with D.O.T. requirements.

B. Streets with Grass Ditches

1. Streets will have a pavement crown of 2.08% (1/4 inch per foot) away from the center line of the road (unless the street is superelevated the entire width). A reverse crown or slope to the centerline of the street is not allowed.
2. Adjacent to the edge of the pavement, an eight (8) foot shoulder will slope at 1.04% (1/8 inch per foot) away from the pavement.

3. The ditch side slopes will have a maximum side slope of 3:1.
4. Ditch widths will be based on hydrologic calculations for a 25 year rainfall event. Note: In some cases the Appropriate City Department Head may require ditch widths large enough to manage 100 year rainfall events.
5. The maximum permissible velocity (25 year rainfall event) in a grassed ditch is 5 ft. per second. If the velocity of the water in the ditch is greater than five (5) feet per second, then the ditch will have to be paved with concrete or curb and gutter installed.
6. If the ditches or side slopes of the ditches extend beyond the right-of-way, the final plat will show a drainage easement(s) that reflects this expansion beyond the right-of-way.
7. Street cross sections or improvements on Georgia D.O.T. right-of-way will comply with Georgia D.O.T. requirements.

Section 614. Horizontal Curvature.

The minimum radii of centerline curvature shall be as follows:

1. Arterial streets, no less than 800 feet.
2. Collector streets, 300 feet.
3. Minor streets and dead-end streets and alleys, 100 feet.

Section 615. Tangents.

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

1. Arterial streets, 200 feet.
2. Collector streets, 100 feet.
3. Minor streets and dead-end streets and alleys, 50 feet.

Section 616. Vertical Alignment.

Vertical alignment shall be such that the following requirements are met:

1. Major streets shall have a sight distance of at least 500 feet at 4 feet above ground level.
2. Collector streets shall have a sight distance of at least 300 feet at 4 feet above ground level.
3. Minor streets shall have a sight distance of at least 200 feet at 4 feet above ground level.

Section 617. Curb-Line Radius.

The curb-line radius at street intersections shall be at least 25 feet. Where the angle of street intersection is less than 90 degrees, a longer radius may be required. For commercial and industrial subdivision streets, a minimum 40 foot curb-line radius shall be provided.

Section 618. Bridges.

Bridges on public rights-of-way shall meet current American Association of State Highway and Transportation Officials standards, or as may be determined by the Appropriate City Department Head.

Section 619. Right-of-Way Clearance.

All trees, brush, stumps, rocks, or other debris shall be cleared from the street right-of-way as required by the Appropriate City Department Head; provided, however, that the Administrative Officer may recommend preservation of trees within the right-of-way as may be appropriate.

Section 620. Grading of Streets.

All streets shall be graded to the lines, grades, and cross-sections as shown on approved the plans.

Section 621. Street Paving and Base.

Base and sub-base shall be installed on public and private streets and driveways connecting to public streets in compliance with specifications of the Appropriate City Department Head. Unless otherwise adopted by, the Appropriate City Department Head, the minimum pavement standards for local residential streets shall be six (6) inches of graded aggregate base or sand-clay base (Georgia D.O.T. standard specifications) with 1.5 inches of superpave or type "F" asphaltic concrete wearing surface.

For non-residential local streets the pavement section shall be eight (8) inches of graded aggregate base or eight (8) inches of sand-clay base (Georgia D.O.T. standard specifications) with two (2) inches of type "B" asphaltic concrete binder course, and 1.5 inches of superpave or type "F" asphaltic concrete wearing course. Engineers can submit alternative paving designs for approval by the Appropriate City Department Head.

Section 622. Curb and Gutter.

Curb and gutter shall be installed along both sides of all paving; provided however, that subdivisions involving residential lots with a minimum frontage of 100 feet, and a minimum of 10,000 square feet in area, shall not require curb and gutter, so long as appropriate right-of-way, ditch velocities, and drainage improvements are provided as approved by the Appropriate City Department Head. Commercial and industrial subdivisions shall require curb and gutter regardless of proposed lot sizes and/or lot widths.

All curb and gutter, valley, gutter, driveway aprons and sidewalks shall conform to City specifications. Concrete shall be class "A" and have a minimum strength of 3,000 psi at 28 days. The typical minimum section of vertical curb shall be 6 inches x 24 inches x 12 inches.

Section 623. Street Signs.

Street signs shall be furnished and installed at all street intersections on the rights-of-way by the developer and shall meet specifications of the Appropriate City Department Head which unless otherwise adopted shall be green "scotchlite" with white legends mounted on 10 foot round posts. Exact locations shall be approved by the Appropriate City Department Head prior to installation.

Section 624. Street Right-of-Way Improvements.

All street right-of-ways outside of the paved portions shall be graded to conform to the approved cross section and shall be soiled and grassed with a material acceptable to the Appropriate City Department Head.

Section 625. Street Trees.

Street tree planting is required along all new local, collector, and arterial streets in the City of Bainbridge and private streets within commercial, industrial, or residential subdivisions.

The subdivider, owner of land to be dedicated as a public street, or the developer of a private street shall at the time of preliminary plat approval submit a plan for the provision of street trees along all said roads. It is the intent of this section that the subdivider carefully position street trees on the plan while taking into account future driveway and sidewalk locations. Suitable arrangements must be made for either the subdivider/developer or individual builders to install street trees according to a plan approved by the Governing Body as a part of preliminary plat approval, prior to dedication or opening of said street, or by the Administrative Official if a preliminary plat is not required. It is the preference of the city that the subdivider shall install said street trees prior to the dedication or opening of the public or private street; however, the Governing Body may accept an agreement where the responsibility for street tree planting is shifted to the owners or individual builders of the lots to be subdivided. Any such responsibility shall be legally transferred in a form acceptable to the City Attorney.

Street trees and other shrubbery that may be retained or planted shall be placed or retained so as not to obstruct sight distances at street intersections. Trees and shrubs will not be planted within the right-of-way but will be planted in a minimum 10 foot wide easement (20 foot wide if feasible) adjacent to the right-of-way.

Section 626. Sidewalks.

When sidewalks are required, the subdivider shall furnish and install all required sidewalk materials without cost to the City, in accordance with City Specifications. Sidewalks shall have a minimum width of four (4) feet in residential areas and seven (7) feet in commercial areas and shall be provided under the following conditions:

1. Sidewalks shall be installed in subdivisions located within a mile from an existing or proposed school on both sides of any subdivision street.
2. The Administrative Officer shall require the subdivider or land developer to install, along the entire property frontage, sidewalks on streets leading to or going through commercial areas, school sites, places of public assembly, and other

- congested areas, or as may be otherwise specified in the City's comprehensive plan.
3. Sidewalks shall not be less than two (2) feet from street curbs or the edge of the pavement for roads without curb and gutter. The sidewalk location may be varied at the discretion of the Administrative Officer.
 4. All driveway aprons over sidewalk areas shall be paved with concrete by the developer or builder.
 5. Sidewalks shall be four (4) inches thick (depth of paving) concrete (3,000 psi at 28 days).

Section 627. Street Lights.

Street lights shall be provided in accordance with City specifications by the developers of a subdivision prior to the approval of a final plat. Fixtures and standards/poles installed or used shall be approved by the utility company which will be responsible for the maintenance of the facilities and by the City. The fixtures shall be mounted no more than 30 feet above the ground and shall have appropriate arm length or power to place light over the street. Post top luminaries may be permitted when approved by the Appropriate City Department Head. Fixtures shall be located no more than 500 feet apart, unless approved by the Appropriate City Department Head. And at least one light shall be located at each public or private street intersection within the subdivision or land development.

The developer shall pay all costs for poles, fixtures and any other related items or materials necessary for the installation of street lights, as well as arrange an agreement with the utility company for complete maintenance of all installations. The City of Bainbridge shall assume the responsibility and make the monthly payments to the power company for electrical energy for each street light only after these requirements have been accomplished and improvements accepted. Street lights will be taken over no earlier than one year after lights have been installed.

Section 628. Acceleration/Deceleration Lanes.

For subdivisions or land developments accessing state routes, the Georgia Department of Transportation may require the installation of acceleration/deceleration lanes.

The Appropriate City Department Head may require the installation of a deceleration lane for a distance of 200 feet and a 50 foot taper from all project entrances serving commercial and industrial subdivisions, and residential subdivisions serving fifty lots or more. For all commercial properties, if an acceleration/ deceleration lane is not required, the subdivider or land developer may be required to construct a wide entrance according specifications of the Appropriate City Department Head.

Section 629. Improvements to Abutting Streets.

For subdivisions and land developments that abut and access an abutting public street, the subdivider or land developer shall install curb and gutter, sidewalk, street lights, other road improvements, and if required a deceleration lane, according to standards and specifications of the Appropriate City Department Head along all abutting public streets.

When a subdivision or land development uses or proposes to use an unpaved public right-of-way for access, the subdivider or land developer shall dedicate right-of-way and improve that right-of-way to right-of-way and pavement widths consistent with city street design standards. Said improvements shall be from the subdivision or land development entrance to the paved city street which the Appropriate City Department Head determines will be the primary direction of travel for owners of the subdivision lots or occupants or activities of the land development.

Section 630. Residential Driveways.

All entrances or exists of any driveway from or to any state or federal highway shall be subject to the approval of the Georgia Department of Transportation. Along collector and arterial streets, residential driveways shall be designed and constructed to the following standards:

- (a) Width: 12 feet minimum.
- (b) Spacing from street intersection: Minimum 40 feet.
- (c) Angle of intersection with street: Right angled (80 degrees to 100 degrees).
- (d) Drainage: As approved by the Appropriate City Department Head.
- (e) Cross-drain at street: As approved by the Appropriate City Department Head.

Section 631. Non-Residential Driveways.

All entrances or exists of any driveway from or to any state or federal highway shall be subject to the approval of the Georgia Department of Transportation.

- (a) Two-Way Width: 24 feet minimum and 32 feet maximum.
- (b) One-Way Width: 14 feet minimum and 18 feet maximum.
- (c) Spacing from street intersection: Minimum 60 feet.
- (d) Angle of intersection with street: Right angled (80 degrees to 100 degrees).
- (e) Drainage: As approved by the Appropriate City Department Head.
- (f) Cross-drain at street: As approved by the Appropriate City Department Head.
- (g) Paving: Required per specifications of the Appropriate City Department Head.