

CHAPTER 22: STREETS, CURBS, AND SIDEWALKS

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ARTICLE I. ROAD ORDINANCE

Section 22-101 Definitions and Construction Considerations

1. **Construction Standards and Details.** The Oglethorpe County Standards and Details are hereby made a part of this Ordinance, shall have applicability for the construction of all roads in Maxeys, and shall be used to construct the structures and terms contained therein. Copies of all or individual Oglethorpe County Standards and Details are available from the Oglethorpe County Commissioner's Office. Items and structures not covered shall be constructed in accordance with the current Georgia Department of Transportation Specifications, Standards and Details. The developer may submit special design structures accompanied by a detailed drawing and explanation of the use and purpose of the structure. The Mayor and Council or their representative shall approve the structure before construction begins.
2. **Right-of-Way (R/W).** Right-of-way for roads and streets shall conform to the minimum widths set forth in the current Subdivision Regulations of Maxeys, Georgia. However, right-of-way shall also be increased to or may be decreased to the following widths for roadways that are constructed according to the attached typical sections:
 - A. Twenty-four feet (24') of pavement, with five foot (5') shoulders: eighty feet (80').
 - B. Twenty feet (20') of pavement with curb and gutter; fifty feet (50'). (Yields twenty-four feet [24'] of driving surface.)
 - C. Twenty feet (20') of pavement with five foot (5') shoulders: seventy feet (70')
 - D. Eighteen feet (18') of pavement with curb and gutter: forty feet (40'). (Yields twenty feet [20'] of driving surface.)
3. **Easements.** Easements are required and shall be shown on the plat for slopes, drainage structures and utilities for the following conditions:
 - A. Cut or fill slopes that are graded according to the attached typical section and by nature of the topography extend beyond the right-of-way. Slopes that are flattened at the developer's discretion for aesthetic purposes are not considered criteria for an easement.
 - B. An easement shall be shown on the plat for all drainage structures twenty-four inches (24") and larger and extending a minimum of twenty feet (20') left and right and fifty feet (50') above and

below the structure. Easements for large structures or difficult topographical features may require larger limits and should be discussed with the Mayor and Council or their representative in advance. The purpose of a drainage easement is to allow Maxeys to adequately maintain these structures and the free drainage of the inlet and outlet ends. Utilities, not including service taps, installed beyond the right-of-way due to topographical conditions shall include a utility easement on the lot.

The existence of an easement on a lot does not reduce the acreage of the lot.

4. **Inspection Schedule.** It is the responsibility of the developer to adhere to the Oglethorpe County Requirements for Subdivision Road Inspections, which are incorporated by reference as if fully set out herein and fully applicable within Maxeys, and notify the Oglethorpe County Roadway Inspector when inspections are needed. Materials and roadway items found to be in non-compliance and brought to the attention of the developer shall be re-inspected when the work has been corrected. The cost of repeated inspections of non-compliance or punch list items that were not corrected will be charged to the developer.

Section 22-102 Paving Requirement for Subdivision Roads

1. **Clearing and Grubbing Right-of-way.** This work shall consist of removal of all trees and vegetation within the right-of-way to an approved site for disposal. Stumps, boulders or large stones may be left in place three feet (3') below sub-grade provided stumps are cut off at ground level. Stump holes, removed boulders or large stones shall be backfilled with the most suitable material available and compacted to not less than ninety-five percent (95%) of the maximum density.
2. **Grading.** This work shall consist of grading the roadway to line, grade and cross-section as approved or stated herein. Compaction shall not be less than ninety-five percent (95%) of the maximum density, except that the top one foot (1') including the sub-grade, shall be compacted to not less than one hundred percent (100%) of the maximum density.
3. **Sub-grade.** This work consists of obtaining and placing suitable sub-grade material on the top six inches (6") of the roadway, mixing, compacting and shaping to grade and cross-section. This work also includes sub-grade stabilization. The entire surface of the roadway (width of pavement plus one foot [1'] left and right) shall be plowed, harrowed and mixed to a depth of at least six inches (6"). After the material has been thoroughly mixed, the sub-grade shall be compacted to one hundred percent (100%) of the maximum density. Sheep foot rollers are required.

Sub-grade material shall be of a suitable soil as defined by the current Georgia Department of Transportation Specifications. If such material is not available on site, it shall be furnished by the developer. On site materials not meeting the above criteria may be stabilized with crushed stone as defined in the current Georgia Department of Transportation Specifications.

4. **Base.**
 - A. **Graded Aggregate and Asphaltic Concrete Base.** All roads and streets shall have a base placed upon the sub-grade consisting of six inches (6") of graded aggregate base or four inches (4") of asphaltic concrete Type "B5." Graded aggregate base shall be compacted to one hundred percent (100%) for the maximum density. Asphaltic concrete base shall be compacted to at least ninety-eight percent (98%) of the maximum density.
 - B. **Soil Cement Base.** Existing sub-grade shall be harrowed to a depth of one foot (1') and compacted to one hundred percent (100%) of the maximum density with sheep foot rollers and bladed to cross-section and profile, then the top six inches (6") shall be thoroughly mixed with an eight percent (8%) mixture of Portland cement with a rotary mixer and compacted to one hundred percent (100%) of the maximum density with sheep foot rollers or vibratory smooth rollers. Adequate moisture should be added as necessary to assure bonding of the soil and cement.
5. **Paving.** All streets shall be paved with two inches (2") of asphaltic concrete Type "E" or Type "F" onto a properly prepared, base. Asphaltic concrete surface course shall be compacted to at least ninety-eight percent (98%) of the maximum density.
6. **Compaction.** Compaction tests shall be performed on the following materials at the following intervals:
 - A. **Grading.** One (1) compaction test shall be required in each fill section two feet (2') in depth or greater regardless of length and one test is required every five hundred feet (500') in fill sections longer than five hundred feet (500'). A compaction test shall be required within every four feet (4')

of fill or portion thereof for fills greater than four feet (4'). Fill material shall be compacted to at least ninety-five percent (95%) of the maximum density.

- B. Sub-grade.** One (1) compaction test shall be required every five hundred feet (500') of sub-grade. The sub-grade shall be compacted to one hundred percent (100%) of the maximum density.
- C. Base.** For aggregate base material, a compaction test shall be required every five hundred feet (500') feet. Aggregate base shall be compacted to one hundred percent (100%) of the maximum density. For asphaltic concrete base shall be compacted to at least ninety-eight percent (98%) of the maximum density.
- D. Paving.** For asphaltic concrete paving, a compaction test shall be required every five hundred feet (500'). Asphaltic concrete paving shall be compacted to at least ninety-eight percent (98%) of the maximum density.

Any areas that do not meet with the specified compaction shall be excavated and replaced with suitable material. Test results shall be submitted to the Mayor and Council or their designee, as conducted. The developer shall incur all costs for compaction tests.

Section 22-103 Utility Installation

All utilities shall be installed a minimum of one and five-tenths feet (1.5') from the edge of the pavement or the back of the curb. Utilities, not including service taps, installed beyond the R/W due to topographical conditions shall include a utility easement on the lot. All utilities and service taps shall be installed three feet (3') below the working surface while within the right-of-way or easement.

Section 22-104 Culverts and Pipe

Pipe size shall be determined, by standard engineering practice. The developer will provide drainage areas on the plat. All pipe shall be galvanized bituminous coated, aluminized galvanized or concrete and shall be obtained from a DOT approved supplier. Cross drain pipe smaller than eighteen inches (18") in diameter shall not be used, including entrances to subdivisions on existing roadways and side streets. One of the following materials shall be used at the ends of cross drain pipe: Flared end sections (except on pipe thirty inches [30"] or larger), stone dumped rip-rap, sand bag rip-rap or concrete headwalls according to OC Standards and Details. Safety flared end sections or safety grates on headwalls shall be used on cross drain pipes at subdivision entrances and other roads or streets along roadways with speed limit of forty-five (45) MPH or greater.

A flared end section shall be attached to the inlet and outlet of side drain pipe. Pipe less than fifteen inches (15") in diameter shall not be used. Plastic pipe (fifteen inches [15"] or larger) may be used for driveway only. Driveways should be constructed to divert water into drainage ditches or away from the road according to the Maxeys Driveway Ordinance.

Section 22-105 Grassing

Topsoil, which may be stripped and stockpiled during clearing and grubbing, shall be spread over the shoulders and front slopes of the roadway a minimum depth of four inches (4") in preparation for a seed bed. The soil shall be thoroughly broken, well pulverized, smoothed and firmed before planting. Ditches and back slopes may also be treated with soil before planting as described above. Otherwise ditches and back slopes shall be harrowed, well pulverized and smoothed in preparation for a seed bed.

Shoulders, front slopes, ditches and back slopes shall be seeded with Bermuda grass applied at the rate of two pounds per one thousand square feet (2 lbs./1,000 sq. ft.) or fescue applied at the rate of 5 pounds per 1000 square feet (5 lbs./1,000 sq. ft.). The entire seeded area shall be mulched. Centipede grass will not be used in development with sidewalks or those graded in such a way (hat the lawns are contiguous with the back slope).

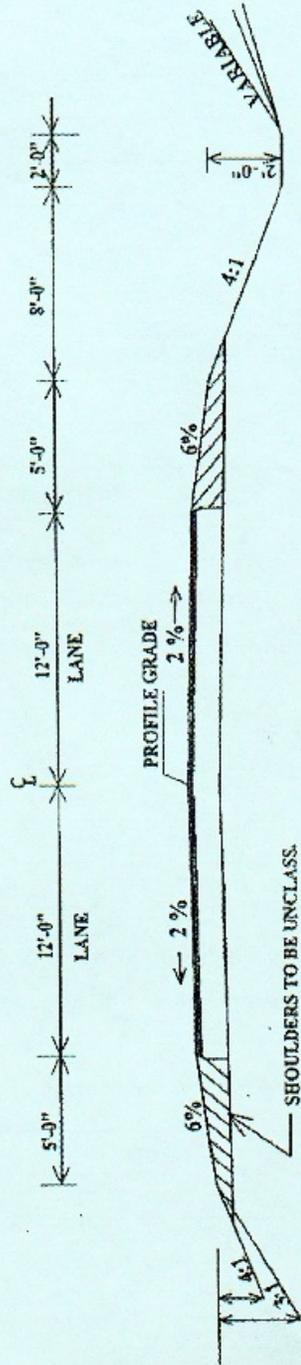
Section 22-106 Road Signs

The subdivider shall deposit with Maxeys at the time of final subdivision approval the sum of seventy-five dollars (\$75.00) for each street sign and one hundred dollars(\$100.00) for traffic control signs required by the road department, at all intersections. The Town of Maxeys shall cause to be installed all road signs before the issuance of Certificate of Occupancy for any residence on the roads approved. Road signs are to be placed at all intersections within or abutting the subdivision, the type and location of which are to be approved by the Oglethorpe County Road Department.

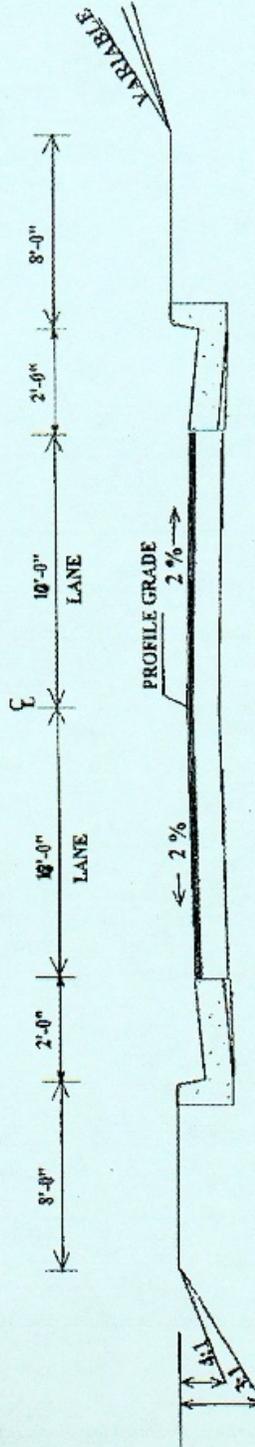
Section 22-107 Acceptance of Streets/Roads

No public authority shall accept, improve, or maintain any street/roads not shown on an approval and recorded final plat unless such street shall have received the legal status of public street/road prior to 14, April 1997. No building shall be erected on any lot in Maxeys unless the street giving access thereto has been accepted as a public street/road or Surety Bond posted in accordance with Article 10 of the Maxeys Subdivision Regulations.

TYPICAL SECTION



SLOPE CONTROL
4:1 0 - 5 FT
3:1 OVER 5 FT.



CURB AND GUTTER

ARTICLE II. DRIVEWAY ORDINANCE

Section 22-201 Title

This Ordinance shall be known as the Driveway Permit Ordinance of Maxeys, Georgia.

Section 22-202 Permit Required

Before installing any driveway or means of ingress and egress to any property abutting a county or city road or county or city maintained road, the owner of the subject property or the person installing said driveway acting as owner's designee shall make application to the Maxeys Town Council through the Oglethorpe County Code Enforcement Department for and receive a permit authorizing said installation. The permit must be posted so it is visible from the county or city road. If existing curb and gutter is to be removed to facilitate the driveway, then a permit authorizing said removal shall also be required.

Section 22-203 Permit Provisions

The permits shall specify the location of the driveway, the width of same, the size and material for the culvert to be used and other matters required for adequate drainage of the driveway in accordance with accepted engineering and road management practices. In issuing the permit the Mayor and Council or their designee may impose any reasonable conditions that the circumstances may warrant. Conditions include but are not necessarily limited to drive location, elevation, pipe size, surface treatment, drainage easements, and other requirements to facilitate safe maintenance and operation of county and city roads.

A minimum pipe size of fifteen inches (15") and minimum twenty feet (20') length of pipe with flared ends must be used for all driveway construction. Pipe shall extend a minimum of four feet (4') on each side of the area serviced. A minimum pipe size of eighteen (18") must be used for all cross drains under public roads.

Driveway construction shall be graded so water does not run from the driveway into the county or city road or collected along the road right of way. Driveways are required to have a down slope away from the county or city road. If this is not possible, the driveway is required to be paved with concrete or asphalt to the top of the slope to prevent dirt or gravel from washing into the road. Driveway pipes are required to be installed with the grade of the road to insure proper drainage and be covered with a minimum of one foot (1') of fill.

Pipe for driveway shall be either Sixteen (16) gauge corrugated steel or aluminum in accordance with Oglethorpe County standards, adopted by reference as if fully set out herein and applicable throughout the Town of Maxeys. Reinforced concrete or smooth lined high density polyethylene pipe may be used. PVC or other corrugated plastics are not permitted within the right of way. Driveways requiring curb and gutter removal shall be installed in accordance with instructions and diagrams issued by Oglethorpe County Code Enforcement at the time of the application of permit.

Permit is to be strictly constructed and no work other than that specifically authorized by said permit may be performed in right-of-way. This permit must be renewed if the work described is not completed within one (1) year from the date permit is issued.

No provision of this Ordinance shall be construed as a responsibility of the Town to provide future maintenance of new or currently installed driveways and/or drainage structures. By application and issuance of the permit, owner and successors agree to bear all responsibility and cost for repair and future maintenance of the driveway associated drainage structures. If the owner or successors fails to maintain and/or associated drainage structures to the extent that the Mayor and Council or their authorized representative determines that the driveway and/or associated drainage structures has a detrimental impact on the safe operation and maintenance of county or city roads, notice shall be given to the owner. Owner shall perform the necessary actions(s) to correct the detrimental impacts at the sole expense of the owner. Failure of owner to perform the necessary work within the time prescribed in the notice shall be cause for the Town of Maxeys to have the work performed. Expenses incurred by Maxeys shall be the responsibility of the owner.

Section 22-204 Inspection of Work

Driveway construction and material shall be the responsibility of the owner/applicant for the permit. All work shall be in conformity with the permit as granted and shall be subject to inspection by authorized representative(s) of the Mayor and Council. No use of said drive or issuance of permits for uses of the property served thereby shall be permitted until such compliance is met.

Section 22-205 Penalty

Violation of this Ordinance shall be punishable by a fine not to exceed one hundred dollars (\$100.00). Each day that the violation continues shall constitute a separate offense.