TABLE OF CONTENTS

ROBERTSON COUNTY SUBDIVISION REGULATIONS

		Page
ARTICLE I	**GENERAL PROVISIONS**	**I-1**
1-101	Title	I-1
1-102	Authority	I-1
1-103	Jurisdiction	I-1
1-104	Policy and Purpose	I-1
1-105	Interpretation, Conflict, and Severability	I-3
1-105.1	Interpretation	I-3
1-105.2	Conflict with Public and Private Provisions	I-3
1-105.201	Public Provisions	I-3
1-105.202	Private Provisions	I-3
1-105.3	Severability	I-3
1-106	Saving Provision	I-3
1-106.1	Previously Approved Subdivisions	I-4
1-106.101	Unexpired Preliminary Approval	I-4
1-106.102	Expired Preliminary Approval	I-4
1-107	Amendments	I-4
1-107.1	Enactment	I-4
1-107.2	Codification and Distribution	I-4
1-108	Resubdivision of Land	I-5
1-108.1	Procedures for Resubdivision	I-5
1-108.2	Procedures for Subdivision Where Future Resubdivision Is Foreseen	I-5
1-109	Conditions	I-5
1-110	Vacation of Plats	I-5
1-111	Variances	I-6
1-111.1	General	I-6
1-111.2	Procedures	I-6
1-111.3	Conditions	I-7
1-112	Enforcement, Violation and Penalties	I-7
1-112.1	General	I-7
1-112.101	Authority	I-7
1-112.102	Enforcing Officer	I-7
1-112.103	Recording of Plats	I-7
1-112.104	Use of Unapproved Plats	I-7
1-112.105	Metes and Bounds Subdivisions	I-8
1-112.106	False Statements About Road	I-8
1-112.107	Public Ways and Utilities	I-8
1-112.108	Building Permits	I-8
1-112.109	Access to Lots by Public Way or Private Easement	I-8
1-112.2	Penalties for Violations	I-9
1-112.201	Recording of Unapproved Plats	I-9
1-112.202	Use of Unapproved Plats	I-9
1-112.203	Illegal Buildings	I-10
1-112.3	Civil Enforcement	I-10
1-112.301	General	I-10
1-112.302	Specific Statutory Remedies	I-10
1-113	Repeal of Previous Regulations	I-10

TABLE OF CONTENTS (CONTINUED)

		Page
ARTICLE II	**PROCEDURES FOR PLAT APPROVAL**	**II-1**
2-101	General Procedure	II-1
2-101.1	Plat Approval Requirements	II-1
2-101.2	Classification of Subdivisions	II-1
2-101.201	Review Procedure	II-1
	Minor Subdivision	II-1
	Major Subdivisions	II-1
2-101.3	Official Submission Date	II-2
2-101.4	Policy on Flood Prone Areas	II-2
2-101.5	Special Provisions Governing Unit Ownership (Condominium) Subdivisions	II-4
2-101.501	General Provisions	II-4
2-101.502	Submission of Plat Required	II-4
2-101.503	Determination of Subdivision Type	II-4
2-101.504	Procedure	II-4
2-101.505	Contents of Plans and Documents	II-4
2-102	Sketch Plat (Major Subdivisions Only)	II-5
2-102.1	Purpose of Sketch Plat	II-5
2-102.2	Sketch Plat Requirements	II-5
2-102.3	Approval of Sketch Plat	II-5
2-102.4	Expiration of Approval	II-5
2-103	Preliminary Plat (Major Subdivisions Only)	II-5
2-103.1	Application Procedures and Requirements	II-5
2-103.2	Administrative Review	II-6
2-103.3	Notice of Hearing	II-6
2-103.4	Preliminary Approval	II-6
2-103.5	Public Improvements	II-7
2-103.6	Effective Period of Preliminary Approval	II-7
2-103.7	Zoning Regulations	II-8
2-104	Final Subdivision Plat (Minor and Major Subdivision)	II-8
2-104.1	Application Procedure and Requirements	II-8
2-104.2	Endorsement of Notations	II-9
2-104.3	Hearing and Decision on Final Plat	II-9
2-104.4	Vested Rights	II-10
2-105	Signing and Recording of Subdivision Plat	II-10
2-105.1	Signing of Plat	II-10
2-105.2	Recording of Plat	II-10
2-105.3	Sectionalizing Major Subdivision Plats	II-11
ARTICLE III	**ASSURANCE FOR COMPLETION AND MAINTENANCE OF IMPROVEMENTS**	**III-1**
3-101	Improvements and Performance Bond	III-1
3-101.1	Completion of Improvements	III-1
3-101.2	Surety Instrument	III-1

TABLE OF CONTENTS (CONTINUED)

		Page
3-101.3	Temporary Improvements	III-2
3-101.4	Costs of Improvements	III-2
3-101.5	Governmental Units	III-2
3-101.6	Failure to Complete Improvements	III-2
3-101.7	Acceptance of Dedication Offers	III-2
3-101.8	Surety Instrument Renewal Procedure	III-2
3-102	Inspection Improvements	III-3
3-102.1	General Procedure	III-4
3-102.2	Release or Reduction of Surety Instrument	III-3
3-102.201	Certificate of Satisfactory Completion	III-3
3-102.202	Reduction of Surety Instrument	III-3
3-103	Maintenance of Improvements	III-3
3-104	Deferral or Waiver of Required Improvements	III-4
3-105	Escrow Deposits for Lot Requirements	III-4
3-105.1	Acceptance of Escrow Funds	III-4
3-105.2	Procedures of Escrow Fund	III-4
3-106	Issuance of Building Permits and Certificates of Occupancy	III-5
ARTICLE IV	**REQUIREMENTS FOR IMPROVEMENTS, RESERVATIONS AND DESIGN**	**IV-1**
4-101	General Requirements	IV-1
4-101.1	Conformance to Application Rules and Regulations	IV-1
4-101.2	Self-Imposed Restrictions	IV-1
4-101.3	Monuments	IV-1
4-101.4	Character of the Land	IV-3
4-101.5	Subdivision Name	IV-5
4-102	Lot Requirements	IV-5
4-102.1	Lot Arrangement	IV-5
4-102.101	General	IV-5
4-102.102	Solar Access	IV-5
4-102.103	Lots Subject to Flood	IV-5
4-102.104	Lots Located on Steep Slopes	IV-6
4-102.2	Lot Dimensions	IV-7
4-102.3	Building Setback Lines	IV-8
4-102.4	Double Frontage Lots and Access to Lots	IV-8
4-102.401	Double Frontage Lots	IV-8
4-102.402	Access from Arterial or Collector Public Ways	IV-8
4-102.5	Soil Preservation, Grading, Erosion Control, and Seeding	IV-8
4-102.501	Soil Preservation and Final Grading	IV-8
4-102.502	Lot Drainage	IV-9
4-102.503	Erosion and Sediment Control	IV-9
4-102.6	Debris and Waste	IV-10
4-102.7	Fencing	IV-10
4-102.8	Water Bodies and Watercourses	IV-10
4-103	Public Ways	IV-11
4-103.1	General Requirements	IV-11

TABLE OF CONTENTS (CONTINUED)

		Page
4-103.101	Frontage on Improved Public Ways	IV-11
4-103.102	Grading and Improvement Plan	IV-11
4-103.103	Improvements in Floodable Areas	IV-11
4-103.104	Private Streets	IV-11
4-103.105	Topography and Arrangement	IV-12
4-103.106	Blocks	IV-13
4-103.107	Access to Arterials and Collectors	IV-14
4-103.108	Reserve Strips	IV-14
4-103.109	Arrangement of Continuing and Dead-End Public Ways	IV-14
4-103.2	Design Standards	IV-15
4-103.201	Purpose	IV-15
4-103.202	General Design	IV-15
4-103.203	Intersections	IV-18
4-103.204	Excess Right-of-Way	IV-18
4-103.205	Railroads and Limited Access Highways	IV-19
4-103.206	Bridges	IV-19
4-103.3	Right-of-Way Width Dedication on Existing Public Ways	IV-19
4-103.4	Public Way Surfacing and Improvements	IV-20
4-104	Road Construction Specifications	IV-20
4-105	Drainage and Storm Sewers	IV-20
4-105.1	General Requirements	IV-20
4-105.2	Nature of Storm Water Facilities	IV-20
4-105.201	Location	IV-20
4-105.202	Accessibility to Public Storm Sewers	IV-21
4-105.203	Accommodation of Upstream Drainage Areas	IV-21
4-105.204	Effect on Downstream Drainage Areas	IV-21
4-105.205	Areas of Poor Drainage	IV-21
4-105.206	Floodplain Areas	IV-22
4-105.3	Dedication of Drainage Easements	IV-22
4-105.301	General Requirements	IV-22
4-105.302	Drainage Easements	IV-22
4-105.303	Ditching, Concrete Ditch Paving, and Culverts and Storm Drains	IV-23
4-106	Water Facilities	IV-23
4-106.1	General Requirements	IV-23
4-106.2	Fire Hydrants	IV-24
4-107	Sewage Facilities	IV-24
4-107.1	General Requirements	IV-24
4-107.2	Mandatory Connection to Public Sewer System	IV-24
4-107.3	Individual Disposal System Requirements	IV-24
4-107.4	Design Criteria for Sanitary Sewers	IV-25
4-107.401	General	IV-25
4-107.402	Design Factors	IV-25
4-108	Pedestrian Ways	IV-26
4-108.1	Sidewalks and Bicycle Paths	IV-26
4-108.2	Pedestrian Accesses	IV-27

TABLE OF CONTENTS (CONTINUED)

		Page
4-109	Utility Easements	IV-27
4-110	Public Uses	IV-28
4-110.1	Plat to Provide for Public Uses	IV-28
4-110.2	Referral to the Governmental Agency Concerned	IV-28
4-110.3	Notice to Property Owner	IV-28
4-110.4	Duration of Land Reservation	IV-28
4-111	Preservation of Natural Features and Amenities	IV-29
4-112	Nonresidential Subdivisions	IV-29
4-112.1	General	IV-29
4-112.2	Standards	IV-29
ARTICLE V	**SPECIFICATIONS FOR DOCUMENTS TO BE SUBMITTED**	**V-1**
5-101	Sketch Plat	V-1
5-101.1	General	V-1
5-101.2	Features	V-1
5-102	Preliminary Plat	V-1
5-102.1	General Design	V-1
5-102.2	Features	V-2
5-103	Construction Plans	V-4
5-103.1	General	V-4
5-103.2	Features	V-4
5-104	Final Subdivision Plat	V-6
5-104.1	General	V-6
5-104.2	Features	V-7
5-104.3	Plat Certificates	V-9
5-105	Form of Dedication Offer	V-12
5-106	Form of Surety Instrument	V-13
ARTICLE VI	**DEFINITIONS**	**VI-1**
6-101	Usage	VI-1
6-102	Words and Terms Defined	VI-1
ARTICLE VII	**ADOPTION OF REGULATIONS AND AMENDMENTS**	**VII-1**
7-101	Original Enactment	VII-1
	APPENDICES	**Appx. A-1**
APPENDIX A	**FORMS**	**Appx. A-2**
Form Number 1	Application for Sketch Plat Approval	Appx. A-2
Form Number 2	Application for Preliminary Plat Approval	Appx. A-4
Form Number 3	Preliminary Plat Checklist	Appx .A-6
Form Number 4	Application for Final Plat Approval	Appx. A-8
Form Number 5	Final Plat Checklist	Appx. A-11
Form Number 6	Offer of Irrevocable Dedication	Appx. A-13
Form Number 7	Irrevocable Documentary Letter of Credit	Appx. A-16

TABLE OF CONTENTS (CONTINUED)

		Page
Form Number 8	Surety Instrument Renewal Policy	Appx. A-17
Form Number 9	Subdivision Development Agreement	Appx. A-18
APPENDIX B	**STREET CONSTRUCTION AND DRAINAGE SPECIFICATIONS - STANDARD DRAWINGS**	**Appx. B-1**
SECTION I	**GENERAL**	**Appx. B-2**
	Jurisdiction	Appx. B-2
	Purpose	Appx. B-2
	Definitions	Appx. B-2
	Approvals	Appx. B-2
	Acceptance	Appx. B-3
	Responsibility for Compliance	Appx. B-3
SECTION II	**PLANNING**	**Appx. B-4**
	Plan Preparation	Appx. B-4
	Content	Appx. B-4
	Submission, Review, and Approval	Appx. B-4
	Action upon Approval	Appx. B-4
SECTION III	**TYPICAL SECTION - Typical Pavement Sections**	**Appx. B-5**
	Plan for Private Street	Appx. B-6
	Road Section for Minor Residential Street	Appx. B-7
	Plan for Ditched Local Residential Streets	Appx. B-8
	Plan for Curbed Local Residential Streets	Appx. B-9
	Road Section for Collector Residential Street	Appx. B-10
	Plan for Ditched Collector Residential Streets	Appx. B-11
	Plan for Curbed Collector Residential Streets	Appx. B-12
	Road Section for Commercial/Industrial Streets	Appx. B-13
	Plan for Ditched Commercial/Industrial Streets	Appx. B-14
	Plan for Curbed Commercial/Industrial Streets	Appx. B-15
SECTION IV	**MATERIALS SPECIFICATION AND CONSTRUCTION PROCEDURES**	**Appx. B-16**
	Preliminary Work	Appx. B-16
	Roadway Construction	Appx. B-17
	Base and Paving	Appx. B-19
	Drainage System Design	Appx. B-22
	Final Dressing, Seeding, and Sodding	Appx. B-24
	Street and Traffic Signs	Appx. B-26
	Road Construction and Testing Requirements	Appx. B-26
	Stripping	Appx. B-27
	Standard Drawings	Appx. B-27

TABLE OF CONTENTS (CONTINUED)

		Page
Drawing B-1	Curb Design Alternatives	Appx. B-28
Drawing B-2	Commercial and Industrial Streets	Appx. B-29
Drawing B-3	Detail of Single Inlet Catch Basin	Appx. B-30
Drawing B-4	Details of Single Inlet Catch Basin	Appx. B-31
Drawing B-5	Detail of Double Inlet Catch Basin	Appx. B-32
Drawing B-6	Details of Double Inlet Catch Basin	Appx. B-33
Drawing B-7	Details of Triple Inlet Catch Basin	Appx. B-34
Drawing B-8	Reinforced Concrete Headwall	Appx. B-35
Drawing B-9	Area Drain	Appx. B-36
Drawing B-10	Straight Endwall for Circular Pipe	Appx. B-37
Drawing B-11	Straight Endwall for Pipe Arch	Appx. B-38
Drawing B-12	Concrete Lined Ditch	Appx. B-39
Drawing B-13	Typical Stabilized Ditch Section	Appx. B-40
Drawing B-14	Iron Bar Monument Detail	Appx. B-41