

ARTICLE III - PROCEDURES FOR SUBDIVISION PLAT APPROVAL**Section 300 - Plat Approval Authority****300.1 General Application**

Any person proposing to subdivide land shall submit to the City of Barnesville plats of the proposed subdivision which shall conform to all applicable codes and ordinances of the City of Barnesville.

300.2 - Fees

All fees required to accompany the submission of plats for the proposed subdivision shall be established by resolution by the local Mayor and Council.

300.3 - Preliminary Plat Approval

The City Council may issue a certificate of preliminary plat approval. No clearing or grading of any proposed streets shall begin prior to approval of the construction development plans. This prohibition shall extend to any other improvements related to the development of the proposed subdivision. Approval of the preliminary plat does not constitute approval of any required improvements, development plans, or a final plat and it indicates only approval of the subdivision layout concept.

300.4 - Construction Plan Approval Required Prior to Construction of Improvements

No subdivision improvements shall commence prior to the approval of development plans by the City Manager or his designee.

300.5 - Recording of Final Plat Required Prior to Sale of Lot

No subdivider shall sell any lot in a proposed subdivision by reference to or exhibition of or by any other use or plat or such subdivision, until such plat has been given final approval by the Mayor and Council, as certified thereon, and recorded in the office of the Clerk of the Superior Court of Lamar County.

300.6 - Submission of "As Built" Plans Prior To Final Acceptance by the Mayor and Council

Final acceptance of any subdivision improvements which vary substantially from approved construction plans shall not be given by the city prior to the submission and approval of "As Built" plans and any other technical information which may be required.

300.7 - Legal Status of Public Street Required

Legal status of public street required. No land dedicated as a public street shall be accepted, opened, or improved, nor shall any utilities or other facilities be installed therein unless such street corresponds in its location and lines with a street shown on a

plat approved by the Planning Commission and City Council. Streets which shall have been accepted or opened as a public street, or otherwise have received the legal status of, a public street prior to the adoption of these regulations may be improved, or utilities or other facilities may be installed therein. The Mayor and Council, however, may locate and construct or may accept any other street as they deem necessary.

300.8 - Access to public street required

No building permit shall be issued for and no building or other structure shall be erected on any lot unless such lot has access to a paved street which shall have been accepted or opened, as, or otherwise shall have received the legal status of, a public street; provided, however, that private streets and other drive accessways may be approved under the terms of these rules and regulations in planned developments, condominium projects, apartment projects, townhouses, commercial developments, shopping centers, or other developments.

Section 305 - Pre-Application Review

305.1

Whenever the subdivision of a tract of land within the City of Barnesville is proposed, the subdivider will consult early and informally with the City Manager or his designee for advice and assistance. Such early contact will prove beneficial to all parties involved. The subdivider will submit sketches and data showing existing conditions within the site and in its vicinity and the proposed layout and development of the subdivision. If the tract of land is not to be initially subdivided in its entirety, the subdivider should will sketches for the entire tract and indicate the proposed unit divisions of staged development boundaries.

305.2

When the subdivider request a pre-application review, the City Manager or his designee shall return the submitted plans as quickly as possible and inform the subdivider where the plans do not comply with the requirements set forth in these regulations. No fee shall be charged for the pre-application review and no formal application shall be required. However, in no instance shall the pre-application review be made or accepted in lieu of the required plats and specifications contained herein.

Section 310 - Procedure For Preliminary Plat Approval

Prior to the cutting or grading of any street improvements or the installation of utilities, the subdivider shall submit to the City of Barnesville, and receive approval of, a preliminary plat of the proposed subdivision in accordance with the procedure outlined below. However, preliminary plat approval is required for any development that extends public streets and utilities.

310.1 - Application for Preliminary Plat Approval

Following the pre-application review or at any other time, the subdivider shall submit formal application for preliminary plat approval upon such forms or in such a manner as may be prescribed by the City. Ten (10) copies of the preliminary plat shall be submitted along with any other documents required in Section 315.

310.2 - Health Department Recommendation When Public Sewer and/or Water is Not Available

In such instances when public sewer and/or water is not available, the subdivider shall submit the proposed preliminary plat to the county health department for recommendation prior to making formal application to the City of Barnesville and shall include as part of the formal application such recommendation.

310.3 - Review of Preliminary Plat

The City Manager or his designee shall check the plat for conformance to the rules and regulations set forth in this ordinance. In such instances where public sewer and/or water is not available, the review of the county health department, along with any conditions or modifications required by that agency, shall be on file prior to preliminary plat approval.

310.4 - Preliminary Plat Approval

Following the review of the preliminary plat and other related material, the City Council may issue a certificate of preliminary plat approval noting the conditions of such approval on five (5) copies of the preliminary plat with one (1) copy being returned to the subdivider, one (1) copy to the county health department, one (1) copy to the fire chief, and two (2) copies to be added to the records of the City. Approval of the preliminary plat does not constitute approval of any required improvements, development plans, or a final plat and it indicates only approval of the subdivision layout concept.

310.5 - Expiration Time

Preliminary plat approval shall expire and be of no further effect twelve (12) months from the date of the preliminary approval unless the applicant submits a written request for time extension to the City of Barnesville clearly stating the need for the extension. When such a request has been received, the City may extend the approval for no more than an additional twelve (12) months.

310.6 - Disapproval

Based on the review of the preliminary plat and other related material, the Planning Commission and City Council may find reasons detrimental to the public safety, health and general welfare, or in conflict with adopted plans and policies of the City of Barnesville which require the disapproval of the preliminary plat. A statement of the reasons for disapproval shall be made on five (5) copies of the preliminary plat with one

(1) copy being returned to the subdivider, one (1) copy to the county health department, one (1) copy to the fire chief, and two (2) copies being added to the records of the City of Barnesville. The applicant may re-apply for preliminary plat approval in accordance with Section 310 herein.

Section 315 - Preliminary Plat Specifications

315.1 Preparations and Specifications

The preliminary plat shall be prepared by either a registered Georgia professional land surveyor, registered Georgia landscape architect or a registered Georgia professional engineer and all of the following specifications shall be shown. No plat shall be filed or accepted for review which does not meet the minimum specifications contained in these regulations.

315.2 - Scale

The preliminary plat shall be clearly and legibly drawn at a scale not smaller than one hundred (100) feet to one (1) inch.

315.3 Sheet Size

The preliminary plat shall be drawn in ink on suitable permanent reproducible material, on sheets thirty-six (36) inches by twenty-four (24) inches. If the complete plat cannot be shown on one sheet, it may be shown in sections on more than one sheet with an index map drawn at a reduced scale.

315.4 Ground Elevations

The preliminary plat may show ground elevations based on the datum plane of the U.S. Coast and Geodetic Survey.

315.5 Existing Conditions to be Provided on Preliminary Plat.

- (1) Title ("Preliminary"), numerical scale; north arrow, indicating both magnetic and true north; date; inscription stating "Not For Final Recording".
- (2) A vicinity map showing the location of the tract with approximate distance to obvious geographical locations.
- (3) Present tract designation according to official records, title under which proposed subdivision is to be recorded with names and addresses of owners of the property to be subdivided, name and address of the subdivision designer, notation stating acreage to be subdivided, bench marks, certification of registered Georgia professional engineer, registered Georgia landscape architect or registered Georgia professional land surveyor, date of survey.

- (4) Zoning district classification of the proposed subdivision and of adjoining properties.
- (5) Deed record names of adjoining property owners or subdivisions.
- (6) Other conditions, including adjacent land character, location of buildings, railroads, power lines, towers, and other nearby nonresidential land uses or adverse influences within one hundred (100) feet.
- (7) Boundary lines, bearings and distances of perimeter boundaries.
- (8) Existing easements, indicating location, width, and purpose.
- (9) Existing streets on, abutting, and adjacent to the tract, including name, right-of-way width, roadway width, surface type and existence of curb and gutter.
- (10) When the subdivision will not be served by public sewer, soil percolation tests shall be made in accordance with the requirements of the county health department and so indicated on the plat.
- (11) Existing topographic contours at elevation intervals of not more than ten (10) feet. For purposes of the preliminary plan approval only, such contour lines may be interpolated from the applicable U.S.G.S. 7.5 minute quadrangle map(s).
- (12) The boundaries of the 100-year floodplain and floodway as mapped by the National Flood Insurance Program, any other known past history of flooding, and other significant environmental features.
- (13) Wetlands, as indicated on the National Wetlands Inventory (NWI) Map or the Georgia Wetlands Database Map.
- (14) In case of resubdivision, a copy of the existing plat with the proposed changes superimposed thereon.

315.6 Proposed Improvements to be Provided on Preliminary Plat

- (1) Layout of streets showing right-of-way widths and roadway widths.
- (2) Layout of all lots including minimum building setback lines and approximate lot dimensions.
- (3) Designation of all land to be reserved or dedicated for public use, together with its purpose and limitations or conditions of such reservations or dedications, if any.

- (4) Sites (if any) for multiple-family dwellings, shopping centers, churches, industry or other non-public uses, exclusive of single-family dwellings, if located within the proposed subdivision, adjacent to the proposed subdivision, or abutting a collector or arterial needed as a result of the proposed subdivision.

315.7 Certificate of Preliminary Approval

A certificate of preliminary approval of the preliminary plat by the City of Barnesville shall be inscribed on the plat as follows:

"In that all the requirements of Preliminary Approval have been fulfilled (and with consideration to any conditions noted below), this subdivision plat was given Preliminary Approval by the Mayor and Council on _____, _____. Preliminary Approval does not constitute approval of the Construction Plans or the Final Plat. This Certificate of Preliminary Approval shall expire in twelve months and be null and void on _____, _____."

Date

City Manager

"NOT FOR FINAL RECORDING"

Section 320 - Procedure For Construction Plan Approval

Prior to the installation of any required improvements or utilities, the subdivider shall submit to the City of Barnesville and receive approval of construction plans in accordance with the procedures specified below.

320.1 Application for Construction Plan Approval

Application for construction plan approval must be submitted within twelve (12) months of preliminary plat approval. Six (6) copies of the construction plans shall be submitted along with any other documents required in Section 325. The construction plans will be distributed by the City Manager or his designee to the fire chief, the county health department, and any other city or county departments as necessary.

320.2 Review of Construction Plans

The City Manager or his designee shall check the construction plans for conformance to the rules and regulations set forth in this ordinance and insure that the findings of the reviewing departments are noted within thirty (30) days of receiving the plans.

320.3 Construction Plan Approval

Following the city's review of the Construction plans and other related material, the City Manager or his designee may issue a certificate of Construction plan approval noting the conditions of such approval on four (4) copies of the construction plans with the one (1) copy being returned to the subdivider, one (1) copy to the county health department, and one (1) copy to the fire chief and one (1) copy added to the city records. Approval of the construction plans does not constitute approval of the final plat. It authorizes only that work may begin on the construction and installation of all improvements for the proposed layout shown on the preliminary plat and subject to inspection by the City.

320.4 Expiration Time

Construction plan approval shall expire and be of no further effect twelve (12) months from the date of the preliminary plat approval, unless the applicant submits a written request for time extension to the City clearly stating the need for the extension. When such a request has been received, the City may extend the approval for no more than an additional twelve (12) months.

320.5 Disapproval

Following the review of the construction plans and other related material, the City Manager or his designee, fire chief, county health department or other city departments may find reasons detrimental to the public safety, health, and general welfare, or in conflict with adopted plans and policies of the Mayor and Council, which require the disapproval of the construction plans. A statement of the reasons for disapproval shall be made on four (4) copies of the Construction plans with one (1) copy being returned to the subdivider, one (1) copy to the county health department, one (1) copy to the fire chief, and one (1) copy kept by the city. The applicant may reapply for construction plan approval in accordance with Section 320 herein or may appeal staff denial to the Mayor and Council at the earliest regularly scheduled meeting.

Section 325 - Construction Plan Specifications

325.1 Preparation and Specifications

The construction plans shall be prepared by either a registered Georgia professional land surveyor, registered Georgia landscape architect or a registered Georgia engineer and shall show all of the following specifications. No plan shall be filed or accepted for review which does not meet the minimum specifications contained in these regulations.

325.2 Scale

The construction plans shall be clearly and legibly drawn at a scale not smaller than one hundred (100) feet to one (1) inch. The City may require a smaller Construction plan scale if the aforementioned scale is deemed inappropriate during the preliminary plat review process.

325.3 Sheet Size

The construction plans shall be drawn in ink on suitable permanent reproducible material, on sheets thirty-six (36) inches by twenty-four (24) inches. If the complete plans cannot be shown on one sheet, they may be shown in sections on more than one sheet with an index map drawn at reduced scale.

325.4 Ground Elevations

The construction plans shall show ground elevations, based on the datum plane of the U.S. Coast and Geodetic Survey, with a contour interval of two (2) feet in the areas of the site that encompasses the streets, sanitary sewers and drainage facilities.

325.5 Existing Conditions to be Provided on Construction Plans

- (1) Title ("Construction Plans"), numerical scale; north arrow, indicating both magnetic and true north; date, inscription stating "Not For Final Recording".
- (2) A vicinity map showing the location of the tract with approximate distances to obvious geographical locations.
- (3) Present tract designation according to official records, title under which proposed subdivision is to be recorded with names and addresses of owners of the property to be subdivided, name and address of subdivision designer, notation stating acreage to be subdivided, bench marks, certification of registered Georgia professional engineer, registered Georgia landscape architect or registered Georgia land surveyor, date of survey.
- (4) Boundary lines, bearings and distances of perimeter boundaries.
- (5) Existing easements, indicating location, width, and purpose.
- (6) Existing streets on, abutting, and adjacent to the tract, including name, right-of-way width, roadway width, surface type and existence of curb and gutter.
- (7) Utilities on, abutting, and adjacent to the tract: location, size, and invert elevation of existing sanitary and storm sewers; location and size of water mains; location of gas lines, fire hydrants, electric and telephone poles; if mains and sewers are not on or adjacent to the street, indicate the direction and distance to and size of nearest ones showing invert elevation of sewers (if use of public sewers is proposed).

- (8) Other conditions on the tract, including wooded areas, tree masses, major rock outcroppings, houses, barns, shacks, all water courses, marshes, swamps the boundaries of the 100-year floodplain and floodway as mapped by the National Flood Insurance Program, land subject to flooding as determined from past history of flooding, and other significant environmental features.
- (9) In case of resubdivision, a copy of existing plat with proposed changes superimposed thereon.
- (10) A complete listing of the deviations from the previously approved preliminary plat.

325.8 Proposed Improvements to be Provided on Construction Plans

- (1) Layout of streets and sidewalks showing right-of-way and roadway widths, road names or designations, grades and cross-sections.
- (2) Other rights-of-way or easements, indicating location, width, purpose, and ownership.
- (3) Layout of all lots, including minimum building setback lines, approximate lot dimensions, utility easements with width and use on all lots, lot numbers and block numbers, and a listing of lot areas (width may be submitted as a separate document).
- (4) Plans of any sanitary sewers with grades, service, pipe sizes, and point of discharge, together with certified copy of all load design factors and computations by a registered Georgia engineer.
- (5) Plans for the storm drainage system with grade, pipe size, and location of outlet, together with certified copy of all drainage areas, design factors, and computations by a registered Georgia engineer.
- (6) Plans for water supply system with pipe sizes and location of hydrants, valves, and all appurtenances by a registered Georgia engineer.
- (7) Plans for the street lights including location, style/type, illumination and other necessary for appurtenances.
- (8) Designation of all land to be reserved or dedicated for public use, together with its purpose and limitations or conditions of such reservations or dedications, if any.
- (9) Sites, if any, for multiple-family dwellings, shopping centers, churches, industry or other non-public uses exclusive of single-family dwellings.

- (10) Existing and finished grades including the clear identification of areas in which substantial grade changes and filing will occur.
- (11) A complete listing of all covenants, deed restrictions, and provisions for maintenance of common open spaces and other common lands.
- (12) Traffic Control plan for all traffic control devices including but not limited to, street signs, stop signs, yield signs, pavement markings in conformance with Manual on Uniform Traffic Control Devices.

325.9 Certificate of Construction Plan Approval

A certificate of approval of the construction plans shall be inscribed on the plat as follows:

Construction Plan Approval

"In that all the requirements of Construction Plans have been fulfilled (and with consideration to any conditions noted below), this subdivision plat was given approval by the City Manager on _____, _____. The construction plans are hereby approved. This approval does not constitute approval of the Final Plat or acceptance of improvements. This Certificate of Approval shall expire in twelve (12) months and be null and void on _____, _____.

Date

City Manager

Date

Building and Zoning

"NOT FOR FINAL RECORDING"

325.8 Installation of Site Improvements

After receiving a certificate of approval of the construction plans by the City, the subdivider may then proceed to install any and all improvements required under these regulations and any other applicable regulations of the city. In lieu of the completion of all improvements prior to submission of the final plat, the subdivider shall post a performance bond with the City of Barnesville in an amount equal to one hundred twenty-five (125) percent of the cost of completing such unfinished improvements. As an alternative, the subdivider can tender a negotiable instrument in like amount in favor of the city, including but not limited to, a letter of credit or an assignment on a certificate

of deposit. The value of the bond or instrument shall be established by the City Manager or his designee.

The duration of the bond or negotiable instrument will be established jointly by the subdivider and the City Manager or his designee. Fifteen (15) days prior to the expiration of the bond or instrument, the City Attorney will notify the bonding company or financial institution of possible default. If unfinished improvements are not completed by the end of the duration period, the bond or instrument will be deemed to have been forfeited and the bonding company or financial institution will be required to immediately pay all amounts due to the local government.

Section 330 - Final Plat Procedure

After completion of physical construction of the subdivision or the posting of a performance bond or negotiable instrument guaranteeing any unfinished or any unacceptable portion of the same, the subdivider shall submit a final plat in accordance with the following procedure:

330.1 Application for Final Plat Approval

The subdivider shall submit to the City Manager or his designee, formal application for final plat approval upon such forms or in such a manner as may be prescribed by the City. Ten (10) copies of the final plat shall be submitted along with any other documents required in Section 335. The City Manager or his designee shall then distribute the plat to any city departments as necessary.

330.2 Health Department Review when Public Sewer and Water is not Available

In such instance when public sewer and/or water is not proposed, the subdivider shall receive the approval of the county health department prior to making application to the City and such approval shall clearly be noted upon the final plat.

330.3 Review of the Final Plat

The final plat shall be reviewed for conformance with the approved Preliminary Plat, the approved construction plans, the requirements of these regulations and any special conditions or restrictions imposed by the City. In instances when public sewer and/or water is not available, the approval of the county health department shall be received prior to approval by the City.

330.4 Final Plat Approval

The City Manager or his designee may give final approval provided the final plat is substantially the same as the approved preliminary plat and approved construction plans and that all conditions specified by the City and specified herein have been met;

If the final plat substantially conforms to the preliminary plat, the construction plans, and fulfills all special conditions or restrictions imposed by the City in the approval of said preliminary plat and construction plans, and contains every and all of the specifications set forth herein, then City Manager or his designee may approve the final plat and shall sign a Certificate of Final Plat Approval. Recording of the final plat shall be done in accordance with Section 345 herein.

330.5 Hearing on the Final Plat

Should the final plat not substantially conform to the preliminary plat and the Construction plans, or not fulfill any and all special conditions or restrictions imposed by the City, or not contain every and all of the specifications set forth herein, or should the City Manager or his designee elect not to give final approval, then the plat is referred to the Mayor and Council and a hearing shall be held as follows:

- (1) Notice of time and place of hearing shall be sent to the name and address of the subdivider which is on the final plat. This notice shall be sent by registered or certified mail to said name and address not less than ten (10) days before the date of hearing.
- (2) The Mayor and Council shall provide a hearing on the final plat at the first regular meeting of the Mayor and Council following submission of the final plat for review. The City Manager or his designee shall present to the Mayor and Council, at the hearing on the final plat, his written findings and recommendations and the written findings of the county health department.

330.6 Mayor and Council Disapproval

The Mayor and Council may find the final plat in conflict with the approved preliminary plat or construction plans or with these regulations, requiring the disapproval of the final plat. A statement of the reasons for disapproval shall be placed on five (5) copies of the final plat with one (1) copy being returned to the subdivider, one (1) copy to the county health department, one (1) copy to the fire chief, two (2) copies being added to the records of the City. In addition, the minutes of the Mayor and Council shall reflect the reason for denial and record the individual vote of members. No certificate of approval shall be given. The original plat shall be returned to the subdivider. The final plat may be resubmitted as a new application for a hearing for final plat approval after the corrections noted by the Mayor and Council are made.

Section 335 - Final Plat Specifications

335.1 Conformance with the Preliminary Plat and Construction Plans

The final plat shall conform to the conditions of the approved preliminary plat and construction plans.

335.2 Original Tracing Specifications

The final plat shall be clearly and legibly drawn on suitable permanent reproducible material. The scale shall be one hundred (100) feet to one (1) inch on sheets no larger than twenty-four (24) inches by thirty-six (36) inches. If a smaller scale was required for the construction plat, the same scale shall be used for the final plat. If the complete plat cannot be shown on one sheet of this size, it may be shown in sections on more than one sheet with an index map at a reduced scale. A reproduction of the original tracing must be submitted.

335.3 Additional Specifications

The final plat shall contain the following information:

- (1) Primary control points with necessary descriptions and location of such angles, bearings, and similar data necessary for proper.
- (2) Tract boundary lines, rights-of-way lines of streets, easements, and property lines of residential lots and other sites with sufficient data to determine readily and to reproduce on the ground the location, bearing, and length of every street line, lot line, boundary line, and setback line whether curved or straight. This shall include, but not be limited to, the radius; length of arc; internal angles, and bearing of the tangents and tangent distances for the center line of curved streets and curved property lines. All dimensions shall be given to the nearest one-one hundredth (1/100) of a foot and all angles shall be given to the nearest minute.
- (3) Name and right-of-way width of each street or other right-of-way.
- (4) Location, dimensions, and purpose of any easements.
- (5) Number or letter to identify each lot and block.
- (6) Purpose for which sites, other than residential lots, are dedicated or reserved.
- (7) Minimum building setback lines on all lots and other sites.
- (8) Location and description of monuments and markers.
- (9) Names and record owners of adjoining unplatted land.
- (10) Reference to recorded subdivision plats of adjoining platted land by record and name.
- (11) Title, numerical scale, north arrow, and date.

- (12) Certification by the City Manager or his designee that the developer has complied with one of the following alternatives:
- (a) "All improvements have been installed in accordance with the requirements of these subdivision regulations and other applicable regulations" or
 - (b) "A performance bond has been approved and accepted by the Mayor and Council in sufficient amount to assure the completion of all required improvements in accord with the requirements of the subdivision regulations.
- (13) Notation of the necessary certifications shall be placed on the final plat as specified below in Section 335.4 through 335.8 as applicable.

335.4 Surveyor's Certification

A signed certification by a registered Georgia land surveyor certifying to the accuracy of the survey and the plat shall be placed on the final plat as follows:

"In my opinion this plat is correct representative of the land platted and has been prepared in conformity with the minimum standards and requirements of law and has been calculated for closure by latitudes and departures and is found to be accurate within one (1) foot in _____ feet."

By _____ Registered Georgia
Professional Land
Surveyor No. _____
Date _____

335.5 Owner's Certification

A signed certification of ownership shall be placed on the final plat as follows:

"Owner's Certification:

State of Georgia, County of Lamar

The undersigned certifies that he is the owner of the land shown on this plat and acknowledges this plat and allotment to be his free act and deed and dedicates to public use forever all areas shown or indicated on this plat as streets, alleys, easements, or parks."

Date

Owner's Name

335.6 Health Department Certification

A signed certification of the Lamar County Health Department shall be placed on the final plat in every instance except when the subdivision is developed with a public sanitary sewer system and public water.

"I certify that the general lot layout shown on this plat has been approved by the Lamar County Health Department for Construction with _____.
Individual lot approval is required for each lot prior to construction.

Date Environmental Health Specialist
 Lamar County Health Department

The blank in the above certification statement shall be completed by the director of the health department, or his representatives, so as to indicate whether approval is based upon the use of individual sewerage systems, individual water supplies, a community sewerage system, a community water supply, or combination thereof.

335.7 Certificate of Approval by the City Manager

A signed certification of the City Manager or engineer designated by the city shall be placed on the final plat as follows:

"I certify that the owner, or his agent has completed the construction and installation of the streets, drainage, utilities, and other improvements in accordance with the Regulations of Barnesville, Georgia; or has posted a performance bond or other surety to insure completion."

Date City Manager

Section 340 - Requirement For "As Built" Plans and Other Technical Information**340.1 Preparations and Specifications**

After the preparation of the final plat; and before any improvements are accepted for maintenance by the City of Barnesville; and before the subdivider or his agent are released from any bond requirement specified herein, the city shall receive formal written notice that all improvements have been installed as approved. In instances where said improvements have been installed in such a manner as to substantially vary from the approved construction plans, the City Manager or his designee shall receive a copy of "As Built" construction plans and other technical information which may be needed.

340.2 Scale

The "As Built" plans shall be clearly and legibly drawn at a scale of one hundred (100) feet to one (1) inch, or the same scale as the final plat.

340.3 Sheet Size

The "As Built" plans shall be drawn in ink on suitable permanent reproducible material, on sheets thirty-six (36) inches by twenty-four (24) inches. If the complete plans cannot be shown on one sheet, it may be shown in sections on more than one sheet with an index map drawn at a reduced scale.

340.4 Ground Elevations

The "As Built" plans shall show ground elevations, based on the datum plane of the U.S. Coast and Geodetic Survey, with a contour interval of two (2) feet in the areas encompassed by streets, sanitary sewers and drainage facilities.

340.5 Existing Conditions to be Shown on "As Built" Plans

In such instances where there have been substantial variations from approved construction plans, the City shall require each of the following, as applicable, or additional information required:

- (1) Final profiles of grades for streets.
- (2) Final plan of sanitary sewers with grade, pipe sizes, and point of discharge.
- (3) Final plan of storm drainage system with grade, pipe sizes, location of outlets and detention and retention facilities.
- (4) Final plan of water supply system with pipe sizes, location of hydrants, and valves.
- (5) A complete listing of the divisions from the approved construction plans made by the subdivider.

340.6 Certification of Improvements Prior to Acceptance by the Mayor and Council

The City Manager or his designee shall not recommend that any subdivision improvements be accepted for maintenance by the City unless they have been installed in accordance with approved construction plans or approved "As Built" plans and other technical information which may be required.

Section 345 - Recording of Final Plat

Upon the approval of a final plat by the City, the owner, or his agent, shall have the final plat recorded in the Office of the Clerk of the Superior Court prior to the sale of any lot in the subdivision. The final plat shall be certified reproducible and meeting the original tracing specifications as provided in Section 335.2. Upon recording of the approval final plat, a copy of any private covenants or deed restrictions shall be provided by the subdivider for the records of the City of Barnesville.