

## **ARTICLE IV - GENERAL PRINCIPALS OF SUBDIVISION DESIGN**

### **Section 400 - Required Design Standards**

All applicable subdivision design and improvement standards set forth in this Article shall be observed in all plats which are required to be approved by the City of Barnesville.

### **Section 405 - Suitability of Land**

Land subject to flooding, improper drainage, and erosion, as determined by the City to be unsuitable for construction shall not be platted for any uses as may continue such conditions or increase danger of health, safety, life, or property unless steps are taken to eliminate the above-mentioned hazards.

### **Section 410 - Land in Special Flood Hazard Districts**

The subdivider of any land located within a special flood hazard district shall comply with all the requirements set out in the Flood Hazard Ordinance for such districts. In addition, the following requirements are established:

- (1) All subdivision proposals shall be consistent with the need to minimize flood damage.
- (2) All subdivisions proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage.
- (3) All subdivision proposals shall have adequate drainage provided to reduce exposure to flood hazards.
- (4) Base flood elevation data shall be provided for all subdivision proposals.

### **Section 415 - Access**

#### **415.1**

Every subdivision, and every lot within, shall be served by a publicly dedicated street, except as herein provided.



415.2

When land is subdivided into larger parcels than ordinary building lots, such parcels shall be arranged and designed so as to allow for the opening of future streets and to provide access to those areas not presently served by streets. Right-of-way for future access shall be provided.

415.3

No subdivision shall be designed so as to completely eliminate street access to adjoining parcels of land.

- (1) Where a proposed development will result in the construction of at least 30 dwelling units located more than one thousand (1000) feet from a major collector or arterial highway, (as measured by a straight line from the edge of the highway right-of-way to the nearest point of the dwelling unit) the City shall require the provision of through streets to accommodate potential future traffic circulation needs.
- (2) When street access to adjoining parcels of land is required, each street connection shall be designed to intersect property lines at a ninety (90) degree angle, unless the City determines that a lesser degree is desirable or that a ninety (90) degree angle is technically not feasible.

**Section 420 - Conformance to the Comprehensive Plan and Other Regulations**420.1

All proposed subdivisions shall conform to the Comprehensive Plan, zoning and subdivision regulations, and other development policies in effect at the time of plan submission to the City.

420.2

All highways, streets, and other features of the Comprehensive Plan shall be platted by the subdivider in the location and to the dimension indicated on the Comprehensive Plan. In subdivisions related to or affecting any state or federally numbered highway, the approval of the Georgia Department of Transportation may be required by the City.

420.3

Whenever the plat proposes the dedication of land to public use and the City or the appropriate agency finds that such land is not required or suitable for public use, the City may either refuse to approve said plat or it may require the rearrangement of lots include such land.



420.4

Whenever there is a discrepancy between minimum standards or dimensions noted herein and those contained in other official regulations or resolution, the most restrictive as determined by the City Manager of his designee shall apply.

**Section 425 - Planned Developments**

425.1

The standards and requirements of these regulations may be modified in the case of plan and program for a planned development which is not divided into customary lots, blocks and streets, which, in the judgment of the City, provides adequate public spaces and improvements for the circulation, recreation, light, air, and service needs of the tract when fully developed and populated, provided zoning density standards for the entire tract are not exceeded, and which also provides such covenants or such legal procedures as will assure conformity to an achievement of the plan.

**Section 435 - Name of Subdivision**

The name of the subdivision shall not duplicate nor closely approximate the name of an existing subdivision in Barnesville, except in the case where the subdivision is a section or part of a larger subdivision being developed by the same subdivider in phases, sections, or stages. In this case the name of the overall subdivision can be used for each phase, stage, or section, but the phase or section number must also be included as part or the same.