

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

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

