

## ARTICLE V - SUBDIVISION DESIGN AND IMPROVEMENT STANDARDS

### Section 505 - Monuments

Right-of-way and property line monuments shall be placed in each subdivision in accordance with the following:

#### 505.1 Right-of-way Monuments

On all streets designated as arterials, a metallic pin imbedded at least two (2) feet into the ground shall be set at street corners, at points where the street lines intersect the exterior boundaries of the subdivision, and at angle points and points of curve in a street. Such metallic pin shall be at least one-half (1/2) inch in diameter. The top surface of such iron pin shall be approximately level with the ground surface.

#### 505.2 Property Line Monument

A metallic pin imbedded at least two (2) feet into the ground shall be required at each lot corner and each point where the property line changes direction. Such metallic pin shall be at least one-half (1/2) inch in diameter. The top surface of such iron pin shall be approximately level with the ground surface.

### Section 510 - Lots

#### 510.1

The subdividing of the land shall be such as to provide each lot with direct abutting access to an existing public street or to a street contained within the proposed subdivision.

#### 510.2

Insofar as practical, side lot lines shall be perpendicular or radial to street lines.

#### 510.3

The size, shape, and orientation of every lot shall be subject to approval of the City for the type of development and use contemplated. No lot shall be more than six (6) times as deep as it is wide at the building setback line, unless excepted by the Mayor and Council as provided by Section 330.5 herein.

APPROVED  
Rec. by: DZ Date: 1-12-04



510.4

Every lot shall conform to the minimum dimension and area requirements in City of Barnesville Zoning Ordinance, provided that every lot not served by a public sewer or community sanitary sewage system and/or public water shall meet the dimension and area requirements of the health department.

510.5

Building setback lines shall conform to front, rear, and side yard building setback requirements of City of Barnesville Zoning Ordinance.

510.6

Double frontage lots, unless required by the City, shall be prohibited except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantage of topography, orientation, and property size. A planting screen reservation of at least ten (10) feet, across which there shall be no right of access, may be required along the line of lots abutting such a traffic artery or other disadvantageous use.

510.7

Corner lots shall, as required in the City of Barnesville Zoning Ordinance, have extra width to permit appropriate building setback from and orientation to both streets.

510.8

Lot remnants (lots below minimum area or width left over after subdividing tracts of land) shall be prohibited. Such remnant areas shall be added to adjacent lots, rather than remain as unusable parcels.

**Section 515 - Blocks**515.1

The lengths, widths, and shapes of blocks shall be determined with due regard to:

- (1) Provisions of adequate building sites suitable to the special needs of the type of use contemplated.
- (2) Zoning requirements as to lot sizes and dimensions unless a planned unit development or cluster development is contemplated.
- (3) Needs for convenient access, circulation, control, and safety of street traffic.



(4) Limitations and opportunities of topography.

515.2

Residential blocks shall not be greater than one thousand (1,000) feet in length, or less than three hundred (300) feet in length.

515.3

Residential blocks shall be wide enough to provide two (2) tiers of lots, except where fronting on expressways and arterials or prevented by topographical conditions or size of the property, in which case the City may require and/or approve a single tier of lots.

**Section 520 - Installation of Utilities**

520.1 Water

Water mains for both domestic use and fire protection shall be properly connected with the city water system, or with an alternate water supply approved by the city and the county health department. The lines shall be constructed in such a manner as to serve adequately all lots shown on the subdivision plat. The lines shall be installed in conformance with the technical standards as established by the city.

520.2 Fire Hydrants

Fire hydrant spacing shall be seven hundred and fifty (750) feet apart or less. Placement of fire hydrants is subject to approval by the city's fire department and utility department.

520.3 Sewer

A sanitary sewer system shall be installed and connected to the city's sewer system when any portion of the subdivision is within twenty-five hundred (2,500) feet of an existing trunk or collector sewer line. Where lots are not connected with a sanitary sewer system, they must contain adequate area for the installation of approved septic tank and disposal fields approved by the county health department. All sewer facilities shall be installed in accordance with the standards of the Environmental Protection Division of the Georgia Department of Natural Resources.

520.4 Street Lights

The subdivider shall install street lights fed with power from underground power lines. The subdivider shall be responsible for the cost of such installation. Street light plans and fixtures shall be approved by the city.

APPROVED  
Rec. by: DZ Date: 1-12-04



**Section 525 - Classification of Streets****525.1**

Streets shall be classified into a street hierarchy system as shown in the City's Major Thorough Plan. Street design standards shall be based on road function and projected average daily traffic (ADT), calculated with trip generation rates published in the most recent edition of Trip Generation by the Institute of Transportation Engineers. Street classes and their corresponding ADT thresholds are:

Local Street	250 ADT
Collector	5000 ADT
Arterial	more than 10,000 ADT

**525.2**

Each street shall be classified and designed to that classification for its entire length. The applicant shall demonstrate that the distribution of traffic to the proposed street system shall not exceed the ADT thresholds for any of the proposed street classifications.

**525.3**

If and when a development plan indicates the construction of streets and utilities on private property, the owner shall indicate planned means for the maintenance of such street utilities. The construction specifications for such streets shall be approved by the city and access shall be provided over such streets to a public street having right-of-way of not less than thirty (30) feet. In addition, the owner shall state, through an agreement prepared or approved by the city attorney, that the City of Barnesville and the Mayor and Council shall be relieved of any responsibility for the maintenance of said improvements. Such agreements shall conform to the Georgia Condominium Act as applicable, and shall receive such approval prior to the final review by the Mayor and Council.

**Section 530 - Street Design Standards****530.1**

The arrangement, character, extent, width, grade, and location of all streets shall conform to the City of Barnesville standards. Streets shall be considered in their relationship to existing and planned streets, to topographical conditions, to public convenience and safety, and in their appropriate relation to the proposed uses of the land to be served by such streets.

**530.2**

Where such is not shown in the City's street plans, the arrangement of streets in subdivision shall either:



- (1) Provide for the continuation or appropriate projection of existing streets in surrounding areas at the same or greater width, but in no case less than the required minimum width.
- (2) Conform to a neighborhood plan approved or adopted by the City of Barnesville to meet a particular situation.

530.3

Residential streets shall be so laid out that their use by through traffic will be discouraged.

530.4

Where a subdivision abuts upon or contains an existing or proposed arterial street, the City may require marginal access streets, double frontage lots with screen planting contained in a nonaccess reservation along the rear property lines, deep lots with rear service drives, or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.

530.5

Where a subdivision borders on or contains a railroad right-of-way, or limited access highway right-of-way, the City may require a street approximately parallel to and on each side of such right-of-way, at a distance suitable for the appropriate use of the intervening land, as for park purposes in residential districts, or industrial purpose in appropriate districts. Such distances shall also be determined with due regard for the requirements of approach grades and future grade separations.

530.6

Street intersections shall be as nearly at right angles as possible, and no intersection shall be at an angle less than seventy-five (75) degrees. Detailed design of intersections may be required.

530.7

Street jogs with centerline offsets of less than two hundred (200) feet shall not be permitted, except in cases involving only local streets, where the minimum permitted offset is one hundred fifty (150) feet.

530.8

Alleys or service drives may be required on any lots to be used for multiple family, commercial, or industrial developments, and may be used in residential areas.



530.9

In commercial or industrial subdivisions, local streets are not permitted. All streets shall be constructed to the standards for a collector or higher level street.

530.10

Half-streets shall be prohibited. Any new streets required shall be paved for their entire width and the full right-of-way dedicated.

530.11

Reserve strips controlling access to streets, alleys, or public grounds shall not be permitted unless approved by the City Manager or his designee as being in accordance with the provisions of Section 530.5.



530.12 Minimum Street Design Standards

	Arterial <sup>1</sup>	Collector	Local Street	Marginal Access Street	Alleys and Drives
Minimum Right of-way, in Feet	100	60	60	60	30
Minimum Pavement Width Feet <sup>2</sup>	48	26	22	26	20 12 <sup>3</sup>
Maximum Grade	6%	12%	12%	12%	12%
Minimum Stopping Slight Distance, in Feet	550	300	200	200	50
Design Speed, in MPH	55	30	25	25	10
Minimum Centerline Radius, in Feet	885	380	165	100	50
Minimum Length of Tangent Between Reverse Curves, in Feet	300	100	100	---	---
Pavement Radius at Intersections, in Feet	25	15	10	15	10
Minimum Finished	0.5%	0.5%	0.5%	0.5%	0.5%

<sup>1</sup> Geometric design standards of the Georgia Department of Transportation shall represent minimum requirements for arterial street design and construction.

<sup>2</sup> Pavement width does not include curb and gutter.

<sup>3</sup> One-Way Street



530.13

A proposed subdivision that includes a platted street that does not conform to the minimum right-of-way requirements of these regulations shall provide for the dedication of additional right-of-way along either one or both sides of said street so that minimum right-of-way required by these regulations can be established. If the proposed subdivision abuts upon only one side of said street, then a minimum of one-half of the required extra right-of-way shall be dedicated or reserved by such subdivision.

530.14

Where the angle of street intersection is less than ninety (90) degrees, the City may require a greater pavement edge radius.

530.15

A ten (10) foot right-of-way miter shall be provided at all street intersections.

530.16

Crown height shall be three sixteenths (3/16) of an inch per foot on arterial streets, and one quarter (1/4) inch per foot on all other streets.

530.17

Cul-de-sac streets shall only be constructed as a local street and constructed to the standards of that classification. In addition, the following standards shall apply:

- (1) Cul-de-sac shall not exceed six hundred (600) feet in length, including circular turn-around.
- (2) The turn-around right-of-way diameter shall be ninety (90) feet cul-de-sacs.
- (3) The turn-around pavement diameter shall be sixty (60) feet.

530.18

Where a subdivision contains a dead-end street other than a cul-de-sac, the City Manager or his designee may require the subdivider to provide a temporary vehicle turn-around within the right-of-way, when such a turn-around may be necessary for effective traffic circulation. Such a temporary turn-around shall be maintained for a period not to exceed twenty-four (24) months. The City may allow a dead-end street without provision of a cul-de-sac, if the following conditions are satisfied:

- (1) The proposed dead-end street will serve fewer than three properties with no potential for future resubdivision in accordance with the applicable zoning requirements.



- (2) The dead-end street has been provided with the right of way to allow street access to an adjoining property in accordance with Section 415.3.

530.19

Street names shall comply with the master street name and numbering system for the City of Barnesville. Streets obviously in alignment with streets already in existence shall be given the name of the existing street. The City of Barnesville/Lamar County 911 officials shall review the preliminary plat and provide comments.



INSERT ROADWAY SECTIONS

APPROVED  
Rec. by: DZ Date: 1-12-04



**Section 535 - Basic Construction Requirements For All Classes Of Streets****535.1 General**

All streets, roads, and alleys shall be constructed to provide the necessary paving, roadway, drainage, and safety requirements as required herein and by other specifications of the Mayor and Council.

**535.2 Grading, Clearing and Grubbing**

All streets, roads and alleys shall be graded to their full width so that pavement, shoulders and sidewalks, where required or proposed for future installation, can be constructed on a level plane. No grading, clearing or grubbing shall take place prior to the Approval of the Soil Erosion and Sedimentation Control Plan.

**535.3 Storm Drainage**

An adequate system based upon at least a 25-year storm event shall be provided for the proper drainage of all surface water originating in or affecting the subdivision.

- (1) The drainage system shall conform to any local government storm drainage master plan which may be adopted and shall include necessary curbing, pipes, culverts, head walls, drop inlets, bridges, swale ditches, or any other type of drainage facility need to control the flow of water in, around, or through the subdivision.
- (2) Pipe size will be determined by utilizing the Rational Method or the Soil Conservation Method to compute peak runoff. A 25-year storm event will be used to determine pipe sizes where the contributing area is 100 acres or less. Where the contributing area is greater, a 50-year storm event will be used to determine pipe size. All cross drains under roadways shall be sized based on a 50-year storm event. All proposed piping within a FEMA identified floodplain shall be sized to adequately convey the 100-year frequency storm event.
- (3) Manning's equation shall be used to evaluate hydraulic capacity and velocity of flow within the storm drainage system. Required storm pipes shall be designed to maintain a water flow velocity greater than or equal to three (3) feet per second. The hydraulic analysis of culverts shall be based on sound engineering practice and take into account the inlet geometry, slope, size, roughness and approach or tailwater conditions.
- (4) Energy dissipation devices, such as splash pads, rip rap, stilling basins, etc., shall be provided at the outlet of every culvert and piped discharge system. The size and type of energy dissipation device to be used shall be designed in accordance with sound engineering practices and Section 545 of this ordinance.



- (5) The maximum distance between curb drainage inlets shall be six hundred (600) feet on center.
- (6) Additional requirements for storm water management are outlined in Section 545 of this ordinance.

#### 535.4 Installation of Utilities

After grading is completed and approved and before any base is applied, all of the underground utilities (water mains, sewer mains, gas mains, and all service connections related thereto) shall be installed completely and approved throughout the length of the street, located as specified in the utility placement detail. All water system lines shall be pressure tested to withstand 150 pounds per square inch for a period of at least twelve (12) hours.

#### 535.5 Required Base and Pavement Thickness

	Arterial	Collector	Local Streets	Marginal Access Street	Alleys and Drives
Graded Aggregate Base	8"	6"	6"	6"	4"
Binder	2-1/2" Type B	2" Type B	2" Type B	2" Type B	2" Type B
Surface	1-1/2" Type E	1-1/2" Type E	1-1/2" Type E	2" Type F	2" Type F

#### 535.7 Base Load Testing

All base will be load tested with an 18 ton tandem dump truck, or an equivalent. The test should cover the base thoroughly by lapping the tires one width each pass to assure a minimum tolerance of one-half (1/2) inch settling and no cracking or pumping, prior to any paving. This test shall be witnessed by the City Manager or his designee.

#### 535.8 Pavement Breaks for Utility Connections

After the streets have been paved, utilities and drainage facilities shall be installed by boring under the street. When it is necessary for a subdivider, or any utility company, to break existing pavement for the installation of utilities, drainage facilities, or any other purpose, the subdivider, or utility company, shall be financially responsible for the repair of the pavement. The pavement shall be repaired with a Class "A" patch, and in accordance with all other specifications required herein for construction of streets.



535.9 - Curbs and Gutters

Regular six-inch concrete curbs and gutters with a minimum overall width of twenty-four (24) inches shall be constructed on all arterial, collector local streets. Concrete valley gutter shall be permitted across local streets at street intersections only when no storm sewers are available as determined by the city. Valley gutters shall be at least six (6) feet in width.

535.10 Curb Markings for Utility Connections

Where utilities enter under the street pavement, a brass plaque identifying the particular utility (W--Water, S--Sewer, G--Gas) shall be affixed into the curb.

535.11 Grassed Medians

Regular six-inch concrete curb and gutter shall be required for any grassed median on residential streets. Such medians shall be designed to slope towards the outside curb of a street or contain an adequate drainage system within the median.

Section 540 - Sidewalks and Street Signs540.1 Sidewalks

Sidewalks shall be four inches (4") thick with a minimum width of four feet (4') on all streets. A minimum of a two foot (2') grass planting strip shall be provided between the back of the curb and the sidewalk. All sidewalks shall slope one-fourth inch to the foot toward the pavement.

540.2

Sidewalks shall be provided on both sides of each street in subdivisions in all zoning classifications.

540.3 Street Signs

All streets shall be designated by name on a street sign post, with such post having nameplates of set one above the other with a clearance of seven (7) feet. The post shall be so located as to be visible for both pedestrian and vehicular traffic. At cross-street intersections, two (2) sign posts shall be located diagonally across the intersection from each other. Only one street sign post shall be required at T-street intersections. All signs shall conform to the guidelines contained in the Manual on Uniform Traffic Control Devices. The developer shall be responsible for all costs associated with the installation of street signs.

APPROVED  
Rec. by: DZ Date: 1-12-04



**Section 545 - Storm Water Management****545.1 Application Procedure**

- (1) All persons proposing development and/or construction in The City of Barnesville shall submit a storm water management plan to the City Manager or his designee for approval. This plan shall comply with the requirements set forth in Section 545.2 below.
- (2) The City shall require that the plan be certified by a state registered civil engineer or state registered landscape architect to ensure compliance with all regulations.

**545.2 Standards for Storm Water Management**

- (1) A combination of storage and controlled release of storm water runoff (on-site detention or retention) shall be required when the proposed development shall increase the peak rate of runoff by more than one (1) percent for a ten year frequency storm. The Rational Method or the Soil Conservation Method shall be used to determine the runoff rate in accordance with sound engineering practice and shall be acceptable to the local government engineer. Developments may be exempt from this provision if the design professional can demonstrate that the runoff can be adequately transmitted through existing downstream storm drain structures and will not result in increased flood heights or additional threats to public safety, and will not adversely affect downstream properties.
- (2) Should on-site retention or detention be required, the outlet device(s) of the retention/detention facility shall be designed to limit post-development runoff rates to less than or equal to the pre-development rates for all storm events up to and including the 25-year frequency storm event.
- (3) The retention or detention storage volume to be provided shall be calculated on the basis of the 25-year frequency rainfall, as published by the National Weather Service for the affected site. The retention or detention volume required shall be that necessary to handle the runoff of the 25-year rainfall event less that volume discharged during the same duration at the approved release rates as specified above. However, the design calculations shall include the routing of the 100 year frequency storm event through the retention/detention facility. Said calculations shall indicate that the 100 year frequency storm event can be safely routed through the facility.
- (4) The storm drainage system shall be designed in accordance with Section 535.3 of these regulations. At a minimum, the storm drainage system shall be sized to adequately convey the runoff from the 25-year frequency storm event to the retention/detention facility.



- (5) Any required retention and/or detention areas shall not be developed with other uses. Appropriate vegetation shall be planted in all retention and/or detention areas. Any required retention and/or detention areas shall be incorporated into the common areas of the residential development or incorporated into individual lots with access easements.
- (6) Maintenance - Detention ponds and fencing are required to be maintained by the property owner or by a homeowners association or developer and established by agreement with the respective owner. The City of Barnesville shall insure that the agreement for the maintenance of these facilities is duly executed prior to issue of building permits, certificates of occupancy and/or final approval. Sediment shall be periodically removed to maintain the storage capacity, safety, and functionality of the detention pond. The bottom and sides shall be stabilized to prevent erosion. Grass in ponds must be periodically cut for pest control and standing water must be eliminated to prevent mosquito breeding and snake habitation. Fences must be maintained in good structural condition, including periodic repairs and painting or sealing if necessary. Inlet and outlet structures shall be maintained and repaired as necessary. Inlet and outlet structures shall be maintained and repaired as necessary to function as designed. Detention ponds shall not be used for material storage or solid waste dumping.
- (7) Fences a minimum of five (5) feet in height with a minimum eight (8) foot wide gate will be required on all detention ponds where:
- (a) The sides of the pond have a slope of three (3) horizontal to one (1) vertical or greater.
  - (b) The depth of water in the pond is greater than two (2) feet at one hour after the duration of the storm event.
  - (c) Normally dry headwater pools are exempt from the fencing requirements.
- (8) Drainage easement requirements
- (a) The minimum easement width for open ditch where pipe is feeding into the ditch will be determined as follows:

<u>Pipe Size</u>	<u>Easement</u>
15" to 30"	20 feet
36" to 66"	30 feet
72" and greater	40 feet



- (b) Where a subdivision is traversed by a watercourse, drainage way or stream, there shall be a drainage and access easement conforming substantially with the lines of such watercourse, and such further width as will be adequate for the purpose of drainage and maintenance, taking into account possible future development of higher land in the same drainage area.
- (c) If the drainage way is totally piped, a minimum twenty (20) foot easement is required.
- (9) Enforcement - Citations for violation of this ordinance may be issued by the City Manager or designee or a Police Officer of the City. The Citation shall be returnable to and tried before the Municipal Court of the City. Any person, firm or corporation found guilty violating this ordinance shall, upon conviction, be fined up to one thousand dollars. Each day such violation remains unresolved to the satisfaction of the City shall be deemed a separate offense.

#### 545.3 Permit

A storm water management plan approved by the City Manager or his designee shall constitute a permit that will satisfy the requirements of this section.

#### Section 550 - Administrative Procedures

The administrative procedures for installing the subdivision improvements required herein shall be as follows:

##### 550.1 When Construction May Begin

Construction and installation of any required public improvements as described herein shall not begin until the Planning Commission and City Council has given preliminary plat and construction plan approval for the new subdivision. The subdivider shall then confer with the City Manager or his designee to determine the method and estimated cost of the construction and installation of the required improvements.

APPROVED  
Rec. by: DZ Date: 1-12-04



550.2 Inspections and Approval

During the construction and installation of the required public improvements, the City Manager or his designee shall, from time to time conduct official and unofficial inspections.

- (1) The City of Barnesville shall require the subdivision work activities be divided into four (4) basic phrases:

**Phase 1:**

- a. Installation of necessary erosion control structures.
- b. Street layout and grading.
- c. Installation of utilities. After certification by developer's surveyor of rough grade within +/- 1 foot of finished elevation of street centerline and shoulders.
- d. Installation of street drainage facilities.
- e. Begin installation of off-street drainage facilities

**Phase 2:**

- a. Continue installation of off-street drainage facilities.
- b. Installation of curbs and gutters.
- c. Continue erosion control activities in accordance with the land disturbance plan.

**Phase 3:**

- a. Complete installation of off-street drainage facilities.
- b. Street base and pavement.
- c. Continue erosion control activities.

**Phase 4:**

- a. Correction of deficiencies.
- b. Implement total erosion control plan.
- c. Final clean-up.

- (2) An official city inspection shall be requested after each phase of work is completed. Subsequent phases shall not begin until permission for new work is extended by the city.
- (3) After all subdivision work has been performed satisfactorily, the City Manager or his designee shall provide a written conditional approval to the subdivider and recommend to the Mayor and Council that the subdivision improvements be officially accepted. His recommendations shall be based upon the results of his own inspections, and input provided by the city departments.



- (4) Any building erected in violation of this section shall be deemed as an unlawful structure, and the City Manager or his designee may bring appropriate action to enjoin such erection or cause it to be vacated and/or removed.

#### 550.3 Official Acceptance by the City of Barnesville

The Mayor and Council may officially accept the completed work on the construction and installation of required public improvements at any time after the date of the written conditional approval by the City Manager or his designee but not before approval of the final plat and/or any "As Built" plans which may be required.

#### 550.4 Maintenance of Completed Work

The subdivider shall maintain his completed work until the approval by the City as described above. The subdivider shall then be required to sign a maintenance agreement with the City for two (2) year period. A maintenance bond is to be posted by the subdivider in an amount equal to ten (10) percent of the construction cost. During the maintenance period, the City Manager or his designee shall make periodic inspections and notify the subdivider of necessary corrections. At the end of the maintenance period, he shall make a final inspection and report his findings to the Mayor and Council. Necessary corrections not made by the subdivider will be completed by the City. The cost of making such corrections shall be collected from the subdivider and the bonding company. If the work is acceptable at the end of the maintenance period, the maintenance bond shall expire and/or any remaining funds shall be released to the subdivider. Said corrections shall not include vandalism and other damage beyond control of the developer.

#### 550.5 Subdivider's Responsibility

The subdivider shall incur the cost of design, construction and installation of all required public improvements based on the following:

- (1) Streets and drainage - Incur the cost for the construction of all pavement, curbs and gutters, and storm sewers required herein.
- (2) Water and Sanitary Sewer Systems - Incur the cost for the installation of all water and sanitary sewer systems which are required to serve the new subdivision and tie in with existing water and sanitary sewer systems, based on the specifications set forth herein.
- (3) Sidewalks. Entire cost.
- (4) Monuments. Entire cost.
- (5) Street name and regulatory signs. Entire cost.
- (6) Street lights. Entire cost.

APPROVED  
Rec. by: DZ Date: 1-12-04



550.6 City's Responsibility

The City shall partially participate in sharing the cost of construction and installation of required public improvements for the following conditions:

- (1) Streets - Incur cost for any additional pavement which may be required in excess of the minimum requirements contained herein and any additional grading and paving related thereto.
- (2) Water and Sewer Systems - Incur the cost for any difference in the cost of oversized pipe and out fall systems which may be needed in excess of the required water and sewer facilities needed to exclusively serve the new subdivision.
- (3) Storm Water Detention Facilities - Incur the cost for any storm water detention facilities required to be built in excess of the facilities needed to exclusively serve the new subdivision.

550.7 Estimated Cost for Construction and Installation

The current unit prices in effect at the time of submission of plans shall be used in determining the total estimated cost for construction and installation of required public improvements in new subdivisions.

550.8 Approval Required Prior to Sale or Transfer of Property

The owner or agent of the owner of any land to be subdivided within the local government who transfers or sells, or agrees to sell or negotiates to sell such land by reference to or exhibition of, or by other use of a plat to subdivide such land before such plat has been approved by the City Manager or his designee and recorded in the office of the Clerk of the Superior Court of Lamar County, shall be guilty of a misdemeanor and, upon conviction thereof shall be punished as provided by official Code of Georgia Annotated [Section] 17-10-3. The description by metes and bounds in the instrument of transfer by other document used in the process of selling or transfer shall not exempt the transaction from such penalties. The City, through its attorney or other official designated by the Mayor and Council, may enjoin such transfer or sale or agreement by appropriate action.

550.9 Approval and Endorsement Required Prior To Recording

No plat of plan of subdivision within the City shall be filed or recorded in the Office of the Clerk of the Superior Court of Lamar County until it has been approved by the City and such approval entered in writing on the plat by the City Manager. The Clerk of the Superior Court shall not file or record a plat of a subdivision which does not have the approval of the City. The filing or recording of a plat of a subdivision without the approval of the City of Barnesville is hereby declared a misdemeanor and, upon conviction, is punishable as provided by Official Code of Georgia Annotated [Section] 17-10-3.



**550.10 Issuance of Building Permits Prior to Approval**

No building permit shall be issued for, and no building or other structure shall be erected on, any lot within the City of Barnesville except when:

- (1) The street giving access to said lot on which a structure is proposed has already been accepted, opened, or received the legal status of a public street; or
- (2) The street corresponds in its location and line with a street shown on an approved final plat;
- (3) The building official prior to final plat approval, has authorized the construction of not more than three (3) units to be used as model units in a subdivision. Said units shall not be authorized for occupancy until final plat approval has been given.

**Section 600 - Effective Date**

This ordinance shall take effect and be in force from and after its adoption, the public welfare demanding it. Read and approved this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ for a first reading, and on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ for a second and final reading after a public hearing before the Barnesville City Council on \_\_\_\_\_, \_\_\_\_\_.

**Section 700 - Legal Form and Sufficiency**

"This document has been approved as to its legal form and sufficiency."

\_\_\_\_\_  
City Attorney

APPROVED  
Rec. by: 02 Date: 1-12-04