

# **City of Carrollton**

**Carroll County**

**Atlanta MSA**

**2003 Population Estimate 20,615; +3.7% change from 2000 Census.**

**Not a Tree City USA.**

**No tree board established by ordinance.**

## **ARTICLE VII. SUBDIVISION CONSTRUCTION PLAN APPROVAL**

### **ARTICLE IX. GENERAL REQUIREMENTS**

**Year first adopted or last revised unknown.**

**Addresses private property.**

**Includes landscape requirements.**

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## ARTICLE VII. SUBDIVISION CONSTRUCTION PLAN APPROVAL

### Section 701. Submittal.

The subdivision construction plan submittal shall consist of the engineered construction plans, a performance agreement letter (letter of credit), and a water/sewer installation agreement letter.

- (1) The engineered construction plans shall include street and drainage information, water and sewer plans, and erosion control plans.
- (2) Sample performance agreement letters and water/sewer installation agreement letters are available in the city engineer's office.

### Section 702. Qualified engineers.

Engineered construction plans shall be prepared by an engineer regularly engaged in the design of such facilities.

### Section 703. Plan presentation.

- (1) Overall grading and drainage plans shall be drawn at a scale of 20, 50, or 100 feet to one inch with a contour interval as follows:
  - (a) For land that slopes less than approximately two percent show spot elevations at all breaks in grade along all drainage channels or swales, and at selected points not more than 100 feet in all directions.
  - (b) On land that slopes more than approximately two percent, show contours at an interval of not more than five feet where the ground slope is regular and not more than two feet where the ground slope is irregular.
- (2) Required plan and profiles shall be drawn at a horizontal scale of 20 or 50 feet to one inch, and a vertical scale of ten feet to one inch.
- (3) Sheet size shall be 24 by 36 inches, and where more than one sheet is used, an appropriate index map shall be included on a separate sheet of the same size. Each sheet shall contain numeric scale and date, and north arrow where appropriate.
- (4) All plans shall be clearly and legibly drawn using generally accepted drafting techniques and conventions.
- (5) Where appropriate, written specifications on 8 1/2-by-11-inch paper shall accompany the plans to describe proposed improvements in more detail.

### Section 704. General information to be shown on engineered construction plans.

- (1) Name and address of owner of record and of subdivider.
- (2) Name of engineer responsible for preparation of plans.
- (3) Exact boundary lines of the subdivision by bearings and distances, and any

proposed limits of construction.

- (4) Names of streets.
- (5) The location of the subdivision and developments in its vicinity including:
  - (a) Land lot and district numbers and lines.
  - (b) City and county names and limit lines.
  - (c) Names of owners of record of adjoining land.
  - (d) Location, width and purpose of any existing easements.
- (6) Location of existing buildings and other structures on the tract and any significant natural features, including trees that should be preserved.
- (7) Scale layout of lots and blocks with letter or number designations.
- (8) Detailed material and equipment specifications and construction procedures to be employed. Where city standards are proposed, such standards may be incorporated by reference.

#### **Section 705. Information relating primarily to streets.**

- (1) Route number of any state highway to which a connection is to be made.
- (2) Existing and proposed streets within a subdivision or in its immediate vicinity including:
  - (a) Location.
  - (b) Name.
  - (c) Location of pavement edge and back of curbs, together with any existing or required surface water drainage pipes or other appurtenances.
  - (d) Right-of-way with its location measured to the back of curbs.
  - (e) Centerline, with the distance from back of curbs to the centerline.
  - (f) Radius of all curb returns.
  - (g) Stations at every 100 feet on the street centerlines. Also, stations at points of curvature and tangency, and at the beginning and end of all returns, at centerline intersections and at subdivision or construction limits.
- (3) Road centerline curve data including deflection angle, radius, degree of curvature and tangent distance.
- (4) Top of curb profiles shall be shown for all proposed streets.
  - (a) Where curbs on the two sides of the street are at different elevations, separate profiles and vertical geometry shall be shown.
  - (b) At cul-de-sacs, show grade profiles and elevations around the entire turnaround.
- (5) The curb profile of proposed street construction must include:
  - (a) Percent of grade.
  - (b) Elevations at beginning and end of all vertical curves.
  - (c) Length of vertical curves with elevations and stations of vertical points of

intersection.

- (d) Elevations computed every 50 feet along tangent sections and every 25 feet within a vertical curve.
  - (e) Elevations at all intersections of streets, at all street intersections with boundaries of the subdivision, at all curb returns, at all culverts, at all stormwater crossings and at all catchbasin inlets.
- (6) Existing roads to remain in use which abut or traverse the subdivision shall be shown, including the following:
- (a) Profiles.
  - (b) Cross sections at 50-foot intervals.
  - (c) Curbs, together with any surface water drainage pipes and related appurtenances.
- (7) When a cul-de-sac turnaround is used at the temporary end of a street, the proposed grade and existing profiles shall be carried beyond the property line a sufficient distance to show the feasibility of future extension of the proposed street.
- (8) When a proposed street intersects, extends or joins an existing street, both edges of the pavement surface or the curbs and gutters on the existing street shall be shown in plan and profile for a sufficient distance to show that a smooth transition will exist.
- (9) Where a proposed street is located near an existing stream or drainageway, show the profiles of the top of the bank, computed water elevations and the flow line of the stream or open drainageway. Show the relation of the proposed street grade to the profiles of the stream or drainageway.
- (10) Easements for pedestrian access across blocks.
- (11) Traffic barricades or "No Through Street" signs.

#### **Section 706. Information relating primarily to grading and drainage.**

- (1) Give the watershed area in acres at all culvert pipes, catchbasins and other entrances.
- (2) Show the existing location or relocation of all streams that are not to be piped and all existing surface drainage structures with profiles as follows:
  - (a) Profile of top of bank (on both sides of stream where a difference in elevation exists).
  - (b) Profile of flow line of stream bed.
  - (c) A detailed typical section and type of stabilization to be provided.
  - (d) A floodplain study will be required of all land areas proposed for development which might be subject to flooding.
- (3) The direction of drainage flow in streams, storm sewers, gutters, subdrains and the like.
- (4) The location of all springs either within the right-of-way or draining to the right-of-way.
- (5) The location of storm sewers and appurtenances, including:
  - (a) Stations at every 100 feet and at appurtenances.

- (b) Catchbasins with proposed elevations for the tops and inverts.
- (c) All stream crossings.
- (d) Outfalls of storm sewers to existing streams.
- (6) Storm sewer profiles as follows:
  - (a) Profile of existing ground at centerline of proposed storm sewer.
  - (b) Profile of proposed finished grade.
  - (c) Percent of grade of proposed storm sewer.
- (7) All existing or proposed drainage easements.
- (8) The size and type or class of drainage pipe to be installed both within and outside the road right-of-way.
- (9) Proposed drainage ditches for the full length in all easements. Show centerline profiles, a detailed typical section and the type of stabilization to be provided when velocity exceeds three feet per second.
- (10) The location of all sanitary sewers and appurtenances, as required to demonstrate freedom of conflict between sanitary and storm sewers.

#### **Sec. 707. Residential green space requirements.**

##### **1. *Green space required.***

A. *Purpose.* The purpose of these green space requirements is to promote the public health, safety and welfare by establishing efficient, effective minimum standards for residential land uses, for the protection of natural resources, and the installation and continued maintenance of landscaped areas within the city. Where necessary to interpret the precise meaning of technical landscaping terms used in this section, reference shall be made to the American Standard For Nursery Stock, as published by the American Association of Nurserymen (AAN).

B. *Green space plan required.* All new residential development or redevelopment required to submit a site plan shall comply with the landscaping standards set forth in this Code. A plan showing required buffers and landscaping of the buffers shall be submitted in support of a site plan or building permit for any development within a development area, except for farms, individual single-family dwellings and two-family dwellings. All landscaping plans for buffers and related areas shall include the following information:

1. The locations, varieties, number and size of plants to be planted within required landscaped buffer areas;
2. Topographic information showing the final site grading and drainage for landscape area, and properly specify planting for areas needing slope protection;
3. Impervious surfaces, including sidewalks, pavement areas and building footprints;
4. Property boundaries;
5. Mature sizes of plant materials shall be drawn to scale;
6. Existing trees and shrubs which shall be preserved;

- 7. All trees with an 8-inch caliper or larger measured 2.5 feet above ground level; and
- 8. The boundaries and edge treatments of all landscaped and buffer areas.

C. **Total green space area requirements.** All residential subdivisions and multi-family development shall provide no less than the percentage of gross area indicated in the table below as green space, subject to the configuration and design standards indicated within this section. If green space has been provided for multi-family projects as part of a subdivision process, then no additional green space shall be required as a condition of site plan approval.

Minimum Open Space Requirement

TABLE INSET:

Zoning District	Minimum Percentage of Gross Area to be Provided as Open Space
R-20 and Mixed Use	20%
R-15	25%
R-12	28%
R-10	30%
All residential PUDs, two family and multi-family development	30%

**Note:** Delete existing Section 13.11 - Recreation space.

D. **Certain activity forbidden.** Following designation of green space areas, no person shall remove trees, vegetation or topsoil from the area, nor shall the lands be used for the purpose of stockpiling of earth or construction material, or disposal of construction debris, without the written consent of the city engineer.

E. **Minimum plantings and sizes of landscape materials.** Landscape materials shall measure the minimum sizes at the time of planting as described below:

- 1. **Trees.** Trees provided at the time of planting shall have a minimum 2 1/2-inch caliper measured at 2 1/2 feet above ground. At maturity, small/medium trees shall have a minimum height of ten feet and large trees shall have a minimum height of 30 feet.
- 2. **Shrubs.** Shrubs provided at the time of planting shall be a minimum of 24 inches tall from ground level to the top of the shrub. At maturity, small shrubs shall have a minimum height of two feet, medium/large shrubs shall have a minimum height of five feet.

F. **Minimum required number of plantings.** Unless otherwise indicated in this section, the minimum number of plantings per 1,000 square feet of required green space area are as follows:

- 1. **Trees.** Two medium/small small trees or one large tree.
- 2. **Shrubs.** Four small shrubs or two medium/large shrubs.

G. *Exceptions to green space requirements.* Landscaping standards shall not apply to agricultural uses, or commercial remodeling projects, or development projects within the C-1, Central Business District. Upon the recommendation of the planning commission, the mayor and city council may approve the following exceptions to green space requirements:

1. By finding that the environmental or recreational value of an alternative design meets the intent of this ordinance and results in green space of an equal or higher quality than would be provided through strict compliance with the standards, the city council may grant exceptions to the width, depth, topographical and/or improvement requirements, or authorize any category of green space to exceed specified proportions of the total green space requirement.

2. Upon finding that quality of existing vegetation to be preserved or the design and quality of vegetation and other landscaping to be installed, provide a superior environment to that which would be created by strict application to minimum required plantings, the mayor and city council may authorize a reduction in the minimum required plantings.

3. By finding that the quality of green space that can be provided on-site would not enhance the quality of the development or surrounding neighborhood, or that the provision of required green space would render development of the site unfeasible, the city council may accept a fee in-lieu of green space for any area reductions.

H. *Green space credits.*

1. Up to 100 percent credit may be provided towards required plantings for the retention of existing vegetation, provided that minimum planting requirements are met for buffers, street trees and parking lots.

2. Up to 25 percent credit may be provided towards required plantings for the planting or retention of existing vegetation within adjacent rights-of-way, subject to approval by the city engineer.

2. *Green space types/standards.* An applicant may chose to provide any combination of green space types specified in this section, subject to area limitation in the purpose sections.

A. *Natural areas.*

1. *Purpose.* Natural areas are areas established for the protection of natural attributes of local, regional, and statewide significance, which may be used in a sustainable manner for scientific research, education, aesthetic enjoyment, and other appropriate uses not detrimental to the primary purpose. These areas are resource rather than user-based, but may provide some passive recreational activities such as hiking, nature study, and picnicking. Natural areas may encompass 80 percent of required green space.

2. *Design standards:*

(a) *Minimum acreage.* Two (2) acres.

(b) *Minimum width.* 100 feet, which may include the width of an adjacent greenway.

(c) *Floodplains.* Up to 50 percent of natural areas may be located within floodplains mapped by FEMA. Up to 70 percent of

natural areas may be located within floodplains if a greenway meeting the standards of this ordinance is provided along the length of the floodplain through the property.

(d) *Topography.* Not more than 20 percent of natural areas may have an average slope of 3:1 or greater which may be waived by the city engineer if it would not impose significantly more negative impacts to the project and/or nearby properties.

(e) *Access.* Access from a public street must be provided for maintenance of any drainage course or utility easement.

(f) *Plantings.* These areas shall have a minimum of twice the minimum required number of plantings.

(g) *Improvements.* Limited to trails and benches.

3. *Maintenance.* Maintenance is limited to a minimum removal and avoidance of hazards, nuisances, or unhealthy conditions. Natural water courses shall be maintained as free-flowing and devoid of debris. Stream channels shall be maintained so as not to alter floodplain levels.

B. *Greenways.*

1. *Purpose.* Greenways are linear green spaces that incorporate trails, which connect residential areas with other residential areas, public facilities and/or services. Greenways are designed to follow natural features, such as creeks and significant stands of trees within neighborhoods. Greenways differ from parks, plazas and squares in that their design is natural (i.e., informally planted), except along rights-of-way, and may contain irregular topography. Greenways may encompass 80 percent of required green space.

2. *Design standards:*

(a) *Minimum acreage.* None.

(b) *Minimum width.* 50 feet.

(c) *Floodplains.* Greenways may be located in the floodplain, but the trail within a greenway shall not be located within a floodway or within the banks of a stream.

(d) *Topography.* Greenways may follow or cross steep slopes provided that the maximum slope of the trail shall not exceed 4:1.\*

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\*Note: All slopes are expressed in terms of horizontal run to vertical rise.

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(e) *Access.* Access from a public street shall be provided to the trail and to the greenway for maintenance purposes.

(f) *Plantings.* These areas shall have a minimum of twice the minimum required number of plantings.

(g) *Improvements.* Each greenway shall have a trail along its length with a minimum width of six feet and covered with a durable all-weather surface approved by the city engineer.

Benches, picnic tables, playground equipment and exercise equipment may be provided along the greenway at the discretion of the applicant.

3. *Maintenance.* Unless dedicated to and accepted by the city as part of its parks and recreational lands, the applicant shall establish a property owners association or some other entity approved by the city to provide for the on-going maintenance of the greenway and trail surface to keep vegetation from encroaching over the trail and to maintain a safe and continuous surface.

C. *Greenbelts.*

1. *Purpose.* A greenbelt runs along the perimeter of a neighborhood, and buffers the neighborhood from incompatible uses such as arterial roads or nonresidential uses. Greenbelts are left natural, and are not for recreational use. Greenbelts may encompass 50 percent of required green space.

2. *Design standards:*

(a) *Minimum acreage.* None.

(b) *Minimum width.* 50 feet.

(c) *Average width.* 100 feet.

(d) *Plantings.* These areas shall have a minimum of twice the minimum required number of plantings. There shall be at least three large trees per 100 feet along the greenbelt and at least four shrubs or understory trees per large tree.

3. *Maintenance.* Unless dedicated to and accepted by the city as part of its parks and recreational lands, the applicant shall establish a property owners association or some other entity approved by the city to provide for on-going of greenbelts maintenance. Maintenance is limited to a minimum removal and avoidance of hazards, nuisances, or unhealthy conditions. Natural water courses shall be maintained as free-flowing and devoid of debris. Stream channels shall be maintained so as not to alter floodplain levels.

D. *Playgrounds.*

1. *Purpose.* Playgrounds provide play areas for children as well as open shelter with benches for parents. Playgrounds meeting minimum design standards may be built within any green space category or may stand alone within a residential block, but shall not constitute more than 50 percent of required green space.

2. *Design standards:*

(a) *Location:* All areas of playgrounds shall be visible from an adjacent street. Playgrounds shall not abut any arterial street.

(b) *Minimum size.* 5,000 square feet.

(c) *Maximum size.* 20,000 square feet.

(d) *Improvements:* Playing surfaces may be covered in sand, wood chips, or other equivalent material approved by the parks and recreation director. Trails shall be a minimum width of six feet and covered with a durable all-weather surface approved by the

city engineer. Playgrounds shall be built in accordance with National Recreation and Parks Association standards as published in the park, recreation, open space and greenway guidelines.

3. *Maintenance.* Unless dedicated to and accepted by the city as part of its parks and recreational lands, the applicant shall establish a property owners association or some other entity approved by the city to provide for the on-going maintenance of all landscaping and improvements.

E. *Plazas and greens.*

1. *Purpose.* Plazas are areas for passive recreational use that are bounded by streets on at least three sides. Greens are similar to plazas, but have less formal landscaping, have less impervious surface and accommodate more active play areas. Plazas and greens may constitute up to 20 percent of required green space.

2. *Design standards:*

(a) *Minimum width.* 200 feet.

(b) *Minimum length.* 300 feet.

(c) *Maximum length.* 800 feet.

(d) *Improvements:* Impervious surfaces shall not cover more than 40 percent of plazas. Improvements may include benches, walkways, fountains and other facilities for passive recreation

3. *Maintenance.* Unless dedicated to and accepted by the city as part of its parks and recreational lands, the applicant shall establish a property owners association or some other entity approved by the city to provide for the on-going maintenance of all landscaping and improvements.

F. *Courtyards.*

1. *Purpose:* A courtyard is a common open area adjacent to, or part of a community building or multi-family structure. Courtyards function as gathering places. Courtyards may constitute up to 50 percent of required green space.

2. *Design standards:*

(a) *Minimum size.* 2,000 square feet.

(b) *Minimum width.* 50 feet

(c) *Improvements.* Up to 40 percent of courtyards may be paved in brick or other type of paver. Courtyards shall be level, stepped, or gently sloping (less than 1:20 grade). Courtyard's horizontal length shall be no greater than twice the width. Improvements may include benches, walkways, fountains and other facilities for passive recreation.

3. *Maintenance.* Courtyards shall be retained in private ownership and shall be maintained by a property owners association or other mechanism approved by the city.

G. *Parks.*

1. *Purpose:* Parks create a central open space that services a neighborhood or group of neighborhoods. They may be open fields or

incorporate physical features that are an asset to the community (i.e. lake or river frontage, high ground, or significant stands of trees). Parks may be combined with parkways and greenbelts. Parks designed for passive recreational uses may be used to satisfy up to 80 percent of required green space.

2. *Design standards:*

(a) *Minimum size.* One acre.

(b) *Topography.* At least 50 percent of park land shall have an average slope of 20:1 or less and 80 percent of the park land shall have an average slope of 7:1 or less. Land with average slopes of greater than 7:1 may constitute up to 20 percent of required green space. Topography must be compatible with improvement requirements specified by the city parks, recreation and cultural arts department.

(c) *Water features.* Water features and floodways may constitute up to 20 percent of required green space.

(d) *Access.* Parks shall be bounded by public streets on a minimum of 40 percent of their perimeters.

(e) *Plantings.* Active park and recreation areas shall have the minimum required number of plantings specified in the developer's guide. Passive park and recreation areas shall have a minimum of twice the minimum required number of plantings.

(f) *Improvements.* If dedicated for public maintenance, all park improvements shall be approved by the city parks, recreation and cultural arts department.

(g) *Landscaping.* Play fields shall be planted with appropriate grasses as approved by the parks and recreation director. Paths and trails shall be constructed of a durable all-weather surface approved by the city engineer. Areas under dense tree plantings should have sufficient groundcover to prevent erosion. Areas for active recreational use and any facilities which accompany such use shall have a tree planting design that are consistent with anticipated active uses and separate the area from passive use areas.

3. *Maintenance.* Unless dedicated to and accepted by the city as part of its parks and recreational lands, the applicant shall provide for the on-going maintenance of all landscaping and improvements.

3. *Green space alternatives.*

A. *In-lieu payment for green space.* Green space requirements may be satisfied by a payment of cash in-lieu of land, plantings and improvements, as applicable, by the subdivider to the city. The payment amount shall be in an amount equivalent to the fair market value of land which would otherwise required to be dedicated, for an amount recommended by the city engineer and approved by the mayor and city council. The calculation of the amount of the cash payment required shall be computed based on the fair market value of the undeveloped residential land proposed to be subdivided at the time the preliminary plat is proposed, giving due consideration to the value to be assigned to similarly situated land by the county assessor following its subdivision. Payment shall be made prior to recording the final plat. All payments collected in

lieu of green space shall be placed in the appropriate green space and greenway acquisition and development fund. Disbursements shall provide green space that is reasonably beneficial to the residents of the development for which the funds were collected.

B. *Off-site green space.* Green space requirements may be satisfied by the dedication and acceptance of off-site land, plantings and improvements, as applicable, by the subdivider to the city. The subdivider may enter into an agreement with the city providing for the dedication of land in-lieu of on-site green space requirements. The agreement may provide for the construction or installation of improvements or plantings and for credits or reimbursements for costs incurred by the subdivider, including inter-project transfers of credits or reimbursement for project improvements which are used or shared by more than one proposed development project. The land shall be located in an area recommended by the city engineer, approved by the mayor and city council, and consistent with the city's green space plans.

4. *Buffer requirements.* Buffers shall conform to section 810 of the city zoning ordinance.

(Amd. of 2-17-03)

### **Sec. 708. Residential design standards.**

Driveway/street locations shall conform to section 1101 of the city zoning ordinance.

(Amd. of 2-17-03)

### **Section 709. Information to be shown on sanitary sewer plans.**

(1) An overall project map showing location of all sewer lines, relative to streets, lot lines, lot elevations, channels, structures and other project features significant to proposed sewer lines.

(2) Plan and profile of sanitary sewers and appurtenances showing:

- (a) Stations at every 100 feet and at appurtenances.
- (b) Size of proposed pipe or structure.
- (c) Manholes with proposed elevations for tops and inverts to the nearest hundredth of a foot.
- (d) All stream crossings.
- (e) Profile of existing ground and finished ground at centerline of pipe together with invert and crown lines of pipe.
- (f) Distance and percent grade between manholes.
- (g) All existing or proposed sewer line easements.
- (h) The size and type or class of sewer pipe to be installed.
- (i) The location of all storm sewers as required to demonstrate freedom of conflict between sanitary and storm sewers.
- (j) Location and detail of all sanitary sewer service stubouts.
- (k) Station and deflection angle at each manhole.

- (l) Location and details of any proposed lift stations.
- (3) Information to be shown on plans where septic tanks are proposed:
  - (a) A location map showing the subdivision in relation to nearby built-up areas. This map may be presented as a small inset or as a full sheet-size map.
  - (b) Identification of each lot within the subdivision indicating whether or not the lot has been approved for a septic tank installation by the Carroll County Health Department.
  - (c) All data and plans submitted to the Carroll County Health Department relating to lots which are approved for septic tanks shall be included on the subdivision plans. The same plans may be used to meet subdivision regulations and health department requirements, provided the plans meet the standards of each agency.
- (4) In cases where community disposal system is proposed, complete and detailed construction plans and specifications acceptable to county and state authorities shall be required.

(Amd. of 2-17-03)

#### **Section 710. Information to be shown on erosion control plans.**

The erosion control plan must conform with the requirements set forth in the city's soil erosion and sedimentation control article as set forth in sections 50-96 through 50-140 of this Code and the Manual for Erosion and Sediment Control in Georgia.

(Amd. of 2-17-03)

#### **Section 711. Review procedures for subdivision construction plans.**

- (1) The developer shall submit three copies of the engineered construction plans, a performance agreement letter, and a water/sewer installation agreement letter.
- (2) The city engineer shall review the engineered construction plans and coordinate with each city department likely to be affected by or having jurisdiction with respect to any land subdivision matter. Such departments review the plans and forward comments to the city engineer.
- (3) The city engineer shall promptly advise the subdivider in writing of the action taken on his submittal.
- (4) Upon approval of the subdivision construction plans, the developer may apply for a land disturbing activity permit.
- (5) Prior to commencing work, the developer must coordinate with the city engineer concerning the following inspection requirements:
  - (a) Erosion control.
  - (b) Water/sewer installation (if accomplished by the developer).
  - (c) Storm drainage construction.
  - (d) Subgrade preparation.
  - (e) Curb and gutter installation.

- (f) Base preparation.
- (g) Asphalt placement.

(Amd. of 2-17-03)

### **Section 712. Required improvements.**

Prior to the commencement of construction of any building within a subdivision, the following items must be complete:

- (1) Storm drainage system including satisfactory storm water discharge on or off the subdivision site.
- (2) Street grading.
- (3) Satisfactory erosion control.
- (4) All-weather surfacing of roads.
- (5) Concrete curb and gutters.
- (6) Bridges necessary to public access along any street proposed for public dedication.
- (7) Sanitary sewer system including satisfactory on- or off-site disposal of wastewater as per city standards and specifications.
- (8) Water distribution system with fire hydrants and any off-site extension of the city water supply to the subdivision as per city standards and specifications.
- (9) All streets, water mains, and sanitary sewer mains are required to be maintained for a period of two years from the date the final plat is approved by the city engineer.
- (10) Approval and filing of the documents of record by the city engineer.

(Amd. of 2-17-03)

## ARTICLE IX. GENERAL REQUIREMENTS

### **Section 901. Suitability of land.**

Land subject to flooding, improper drainage or erosion, or land that is for topographical or other reasons unsuitable for residential use shall not be platted for residential use nor for any other use that will continue or increase the danger to health and safety and of property destruction, unless the hazards can be and are corrected.

### **Section 902. Preservation of trees and other natural growth.**

The subdivider shall preserve all trees and other natural growth to the maximum extent feasible.

### **Section 903. Access.**

Access to every subdivision shall be provided over a public street.

### **Section 904. Conformance to zoning ordinance street and comprehensive plans.**

All streets and other features of the zoning ordinance of Carrollton, Georgia, shall be platted by the subdivider in the location and to the dimension indicated and required by the zoning ordinance and zoning map.

When features of other plans adopted by the planning commission (such as schools or other public building sites, parks or other land for public uses) are located in whole or in part in a land subdivision, such features shall be either dedicated or reserved by the subdivider for acquisition within a reasonable time by the appropriate public agency.

Whenever a subdivision plat proposes the dedication to public use of land that the planning commission finds not required or not suitable for such public use, the planning commission shall refuse to approve the plan and shall notify the land developer and the governing body of the reasons for such action.