

First Reading: June 6, 2006
Second Reading: June 20, 2006

STATE OF GEORGIA
COUNTY OF FULTON

**AN ORDINANCE TO ADOPT THE
CITY OF SANDY SPRINGS SUBDIVISION REGULATIONS**

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on June 20, 2006 at 7:00 p.m. as follows:

SECTION 1. That the Mayor and City Council adopted the *Fulton County Subdivision Regulations* on December 1, 2005; and

SECTION 2. That the Mayor and City Council find that it is essential to the independence of the City to convert all adopted Fulton County ordinances and regulations to City documents in a timely manner; therefor

SECTION 3. The Mayor and City Council of the City of Sandy Springs do hereby adopt the *Subdivision Regulations* of the City of Sandy Springs, included herewith as attachment "A".

SECTION 4. This Ordinance is effective June 20, 2006; and

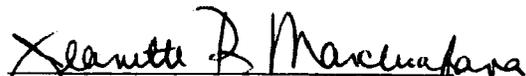
SECTION 5. That this Ordinance shall become effective upon its adoption.

ORDAINED this the 20th day of June, 2006.

Approved: June 20, 2006


Eva Galambos, Mayor

Attest:


Jeanette R. Marchiafava, City Clerk

(Seal)



SANDY SPRINGS

G E O R G I A

SUBDIVISION REGULATIONS 2006

CITY OF SANDY SPRINGS, GEORGIA

Effective Date May 16, 2006

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ARTICLE I

TITLE AND PURPOSE

- 1.1 The title of these regulations shall be known as "The Subdivision Regulations of the City of Sandy Springs, Georgia."
- 1.2 These rules and regulations are intended to serve the following purposes, among others:
1. To protect and promote the health, safety, and general welfare of the residents of Sandy Springs.
 2. To encourage economically sound and stable land developments.
 3. To assure the adequate provision of streets, access, utilities, and other facilities and services to new land developments in conformance with public improvement standards and regulations of the City of Sandy Springs, Georgia.
 4. To assure the adequate provision of safe and convenient traffic access, connectivity to other developments or facilities, and efficient circulation (both vehicular and pedestrian) in new land developments.
 5. To assure the provision of needed open space and building sites in new land developments through dedication or reservation of land for recreational, educational, environmental, green space, bikeways and pedestrian trails, and other public purposes.
 6. To assure equitable handling of all requests for the subdivision of land by providing uniform procedures and standards for the subdivider.

ARTICLE II

AUTHORITY AND APPLICATION

- 2.1 The subdivision rules and regulations are adopted under the authority of Article IX, Section II, Paragraph IV and Article IX, Section II, Paragraph I of the 1983 Constitution of the State of Georgia.
- 2.2 Any subdivider of land within the incorporated City of Sandy Springs shall submit to the Community Development Department of the City of Sandy Springs a minor or conceptual plat of the proposed subdivision conforming to all requirements set forth in these regulations and any other applicable county, state and federal regulations. Once the conceptual plat is approved, a final plat must be filed which conforms to all requirements set forth in these regulations.
- 2.3 No person, firm, corporation, owner, agent or subdivider shall sell, transfer or agree to sell any subdivided land without the minor or final plat of that subdivision having been confirmed by the Mayor and City Council of the City of Sandy Springs.
- 2.4 No subdivider shall proceed with any construction work on the proposed subdivision, including clearing, grading or grubbing, before obtaining the appropriate approvals and permits.
- 2.5 No land shall be dedicated, opened, extended or accepted as a public street or for any other public purpose before obtaining final approval from the Director and confirmation by the Mayor and City Council. The approval shall be entered in writing on the Final Plat by the Director. Any subdivider of property for public purpose (other than streets) shall be transferred by deed.
- 2.6 No building permit shall be issued within the incorporated area of the City of Sandy Springs unless legal access is provided to a public street or a private street approved under the terms of these rules and regulations.

2.7 In residential subdivisions, building permits may be issued on the basis of any approved minor plat or final plat only after the approval of the Director and the Mayor and City Council's confirmation.

2.8 The divisions of property by court order, including but not limited to judgments of foreclosure or consolidation and disbursement of existing lots by deed or other recorded instruments, shall not be considered a subdivision for purposes of, and shall not obviate the necessity for compliance with, these regulations.

2.9 The subdivider shall be allowed one (1) building permit for a model home for each fifteen (15) lots located in the proposed subdivision, provided the subdivider provides an Agreement to Install Improvements Form and a cash surety equal to 125 % of the cost for the remaining infrastructure improvements, based on written estimates by the design professional for the project. Notwithstanding the permitted rate for model homes, the maximum number of building permits for model homes to be allowed in any one subdivision shall not exceed 10.

The following shall apply for lots where model homes are allowed:

1. The lots shall be located within 300 feet of an active fire hydrant;
2. Main sewer and water lines for these lots shall be installed by the developer and be subject to review and approval by Fulton County and the City of Atlanta, installation of these lines shall take place prior to issuance of the Certificate of Occupancy; and
3. The lots shall have a minimum of twenty (20) foot wide fire access road extending from a paved public street to within 100 feet of the proposed structure.

ARTICLE III

DEFINITIONS

3.1 **PURPOSE**

Words not defined herein shall be construed to have the meaning given by Webster's New Collegiate Dictionary, tenth edition.

3.2 **DEFINITIONS**

Unless otherwise expressly stated, the following terms shall have the meaning herein indicated.

- 3.2.1 **Alley or Service Drive** - A minor, permanent vehicular service access to the back or the side of properties otherwise abutting a street.
- 3.2.2 **Bike Paths** - These paths serve to separate bicycle riders from vehicle and pedestrian traffic. Bike paths can meander through wooded areas, traverse the edge of open areas, and may (in many instances) parallel existing roadways or walks.
- 3.2.3 **Block** - A parcel of land or lots entirely surrounded by public or private streets, other than alleys.
- 3.2.4 **Board of Commissioners** - The Board of Commissioners of Fulton County, Georgia.
- 3.2.5 **Buildable Area** - That portion of a lot where buildings and specified structures may be located after all minimum yards, buffers, landscape strips, and other setbacks have been met.
- 3.2.6 **Building Setback Line** - A graphic representation of the required minimum horizontal distance between a building and the related front, side, or rear property lines which establish the minimum space to be provided between the building and property line(s).
- 3.2.7 **Comprehensive Plan** - A set of documents approved by the City

of Sandy Springs Board of Commissioners which sets forth desired long range development patterns for the incorporated City of Sandy Springs.

- 3.2.8 **Crosswalk** - A right-of-way dedicated to public use, four (4) feet or more in width, that crosses a street and furnishes a specific area for pedestrian movements at an intersection.
- 3.2.9 **Cul-de-sac** - A street having only one connection to another street and being permanently terminated by a vehicular turn-around.
- 3.2.10 **Cul-de-sac, Temporary** - A street having one end open to traffic and being temporarily terminated by a vehicular turn-around. This temporary termination is to provide connectivity to future developments.
- 3.2.11 **Department** - The Community Development Department, City of Sandy Springs, Georgia.
- 3.2.12 **Director** - The Director of the City of Sandy Springs Community Development Department, or his/her designee.
- 3.2.13 **Driveway, access or shared** - A paved area used for ingress or egress of vehicles, and allowing access from a street to a building, other structure or facility.
- 3.2.14 **Driveway, Single-family Residential, access or shared (Private Drive)** - A paved or unpaved area used for ingress or egress of vehicles which allows access from a street to a building, other structure, or facility for no more than three (3) single-family residential lots.
- 3.2.15 **Easement** - A grant by the property owner for use by the grantee of a portion of land for specified purposes.
- 3.2.16 **Health and Wellness Department** - The Fulton County Health and Wellness Department or authorized representative thereof.
- 3.2.17 **Land Disturbance Permit** - An official authorization issued by the Department, allowing defoliation or alteration of a site or the commencement of any construction activities,

including, but not limited to, clearing, grubbing, dredging, grading, excavating, transporting, and filling of land, but not including agricultural practices as defined in the Official Code of Georgia Annotated 1-3-3 (O.C.G.A.).

- 3.2.18 **Lot** - The basic lawful unit of land, identifiable by a single deed established by plat, subdivision, or as otherwise permitted by law, to be separately owned, used, developed, or built upon. In determining the area and dimension of a lot, no part of right-of-way of a road or crosswalk may be included.
- 3.2.19 **Lot, Minimum Lot Size** - The smallest permissible lot area established by the Zoning Ordinance or conditions of zoning.
- 3.2.20 **Lot, Corner** - A lot abutting two or more streets at their intersection.
- 3.2.21 **Lot, Double/Multiple Frontage** - A lot other than a corner lot abutting two or more streets that may or may not intersect at that lot.
- 3.2.22 **Mayor and City Council** - The Mayor and City Council of the City of Sandy Springs, Georgia.
- 3.2.23 **Plan, Conceptual** - A drawing that shows the proposed layout of a subdivision in sufficient detail to indicate its workability and feasibility, but is not in final form for recording, pursuant to these regulations. The conceptual plan is the first stage in securing a Land Disturbance Permit.
- 3.2.24 **Plat** - A map indicating the subdivision or re-subdivision of land, intended to be filed for recording.
- 3.2.25 **Plat, Final** - A finished drawing of a subdivision that provides a complete and accurate depiction of all legal and engineering information required by the Subdivision Regulations. Certification for recording and ratification of the Director's approval by the City of Sandy Springs' Mayor and City Council is required.
- 3.2.26 **Plat, Minor** - A finished drawing of a subdivision of no more

than three (3) lots that, at the time of subdivision, does not necessarily, but may involve a land disturbance permit, new streets, the extension of a utility or other municipal facility and depicts all legal and engineering information required by these Subdivision Regulations.

- 3.2.27 **Right of Way Dedication and Reservation Plan** - An element of the City of Sandy Springs' Comprehensive Plan maintained by the Department of Public Works which includes guidelines and/or procedures for the dedication and reservation of rights-of-way along public roadways.
- 3.2.28 **Standard Details** - Illustrative minimum standards for land development activities authorized under the land development regulations of the City. These standards shall not supercede more restrictive prudent design requirements or good engineering practices as applied to specific situations on a case-by-case basis. All construction shall meet or exceed the City of Sandy Springs' minimum standards established by the Georgia Department of Transportation.
- 3.2.29 **Street, private** - A street that has not been dedicated to the municipality or other government entity.
- 3.2.30 **Street, public** - A dedicated and accepted right-of-way for vehicular traffic.
- 3.2.31 **Street Classifications** - The classification of streets based on functions, from high-traffic arterial roads to low traffic residential streets. The following are definitions intended to distinguish between different street classifications. All Roadways are classified per the Georgia Department of Transportation:
- A. **Freeway** - a multi-lane roadway that has full access control and separation of directional traffic. Freeways accommodate large volumes of high speed traffic and provide efficient movement of vehicular traffic for interstate and major through travel.
 - B. **Principal Arterial** - a roadway that has partial or no access control, and is primarily used for fast or large

volumes of traffic. Emphasis is placed on mobility rather than access to adjacent land.

- C. **Minor Arterial** - a roadway that has partial or no access control and is primarily used for inter-connectivity of principal arterials and placing more emphasis on access to adjacent land over mobility.
- D. **Collector** - a roadway that has partial or no access control and has more emphasis on access to adjacent land over mobility than arterials. The primary purpose is to distribute trips to and from the arterial system and allow access to the local roads.
- E. **Local** - any roadway that has no access control, and places strong emphasis on access to adjacent land over mobility while service to through traffic is discouraged.
- F. **Full Access Control** - preference is given to through traffic by providing access connections only with selected public roads and by prohibiting crossings at grade and direct private connections.
- G. **No Access Control** - preference is generally given to access to adjacent land rather than mobility.
- H. **Partial Access Control** - preference is given to through traffic to a degree that, in addition to connection with selected public roads, there may be some crossing at grades, but private connections shall be prohibited.
- I. **Frontage Street** - A road that typically runs parallel to a partial access controlled roadway, a full access controlled facility, or a railroad. Frontage roads provide public access to the adjacent parcels, help control access to the major facility, and/or maintain circulation of traffic on each side of the major facility.

3.2.32 **Street, Residential** - The following definitions are intended to distinguish between different categories of streets

internal to residential subdivisions:

- A. **Major Subdivision Street** - a local road internal to a subdivision which serves 40 or more housing units. These units do not have to be directly served by the major subdivision street. Major subdivision streets are roads that serve as collectors for the subdivision traffic. Any residential street which accesses a collector or arterial road as set forth in 3.2.30 shall be considered a major subdivision street for the first 300 feet regardless of housing unit service.
- B. **Minor Subdivision Street** - a local road internal to a subdivision which serves fewer than 40 housing units and does not access a collector or arterial road as set forth in 3.2.30.
- C. **Housing Unit Service** - The number of housing units served by a street or collection of streets shall be the aggregate number of housing units provided, or potentially to be provided, with driveway access directly from the street(s) plus the number of units utilizing or potentially utilizing the street(s) for through traffic movements. Such calculations shall be made beginning and ending at the same street intersection.

3.2.33 **Stub-out street** - A street having one end open to traffic and being temporarily terminated at the other. Stub-outs generally do not have a temporary vehicular turn-around. This temporary termination is to provide connectivity to future developments and may be constructed without curb and gutter provided such stub-out street meets the standards of the Fulton County Fire Department.

3.2.34 **Subdivider** - Any property owner, person, individual, firm, partnership, association, corporation, estate, trust, agent of property owner, or any other group or combination acting as a unit dividing or proposing to divide land so as to constitute a subdivision as herein defined.

- 3.2.35 **Subdivision, residential and non-residential** - Any division of a lot, tract or parcel, regardless of its existing or future use, into two (2) or more lots, tracts or parcels. The term "subdivision" may mean the act or process of dividing property, except that, where appropriate to the context, the term "subdivision" may be used in reference to the aggregate of all lots held in common ownership at the time of subdivision.
- 3.2.36 **Traffic Impact Mitigation Plan** - A plan that studies and addresses the number of trips a subdivision will produce when such development results in the reduction of the level of service on any roadway currently functioning at "D" or worse in accordance with the County Transportation Standards. This plan shall include, but is not limited to, roadway improvements and other proposals such as providing transit access, transit use incentives, car/van pooling, bicycle path construction, off-site and internal sidewalk construction, and lunch trip reduction. Such plan shall mitigate the traffic impact in a manner that will show no negative impact on roads with level of service of "D" or worse.
- 3.2.37 **Trails, Pedestrian or others** - Extended and usually continuous strips of land established independently of other routes of travel and dedicated, through ownership or easement, to recreational travel including hiking, horseback riding, etc.
- 3.2.38 **Utility Accommodations - Guidelines and Procedures** - A County program maintained by the Department of Public Works which includes installing, maintaining, repairing, operating, or using a pole line, buried cable, pipeline, or miscellaneous utility facility, and performing miscellaneous operations authorized by a utility permit.
- 3.2.39 **Utility Permit** - An official authorization issued by the Department of Public Works, allowing alteration of land within the right-of-way for the commencement of any construction activities pertaining to utility installation or relocation.

3.2.40 **Zoning Ordinance** - The Zoning Ordinance of the City of Sandy Springs, Georgia.

ARTICLE IV

REQUIREMENTS

- 4.1 All proposals to subdivide combine or recombine parcels of land under the provision of these regulations shall be in compliance with the City of Sandy Springs' Standard Procedures and Guidelines for Subdividing Property.
- 4.1.1 All final plats, replats and minor plats shall have the consent of the owners of all affected lots shown on said plat. Replats or new plats showing modifications to common areas shall require the consent of owners of all lots shown in the original final plat.
- 4.1.2 Proposals for the subdivision, combination or recombination of lawful previously platted lots or parcels, or portions thereof, shall be in compliance with the City of Sandy Springs' Zoning Ordinance, as amended.
- 4.1.3 If construction activity contemplated results in the disturbance of an area of 5,000 square feet or more, a land disturbance permit must be approved along with any building permit prior to construction.
- 4.1.4 Where a proposed lot fronts an existing public street, the Subdivider shall improve the street along the lot's frontage to the applicable standards of these regulations and any Standard Details as determined by the Director.
- 4.1.5 All slope, drainage and utility easements, as well as necessary right-of-way widths (as determined by the Director) on an existing public street, paved or unpaved, shall be provided (dedicated) by the Subdivider at no cost to the City of Sandy Springs.
- 4.1.6 Each proposed lot shall comply with the requirements of the

Fulton County Department of Health, whose certification of approval shall accompany the submission of the final plat to the Director.

- 4.1.7 A minor plat proposal, as defined in Article 3 of these regulations, may be exempt from traffic and drainage studies and tree surveys, when an analysis is submitted and concludes that the development would have no negative impact on traffic or drainage.
- 4.1.8 Each lot created under the provisions of a minor plat shall not subsequently be re-subdivided pursuant to the provisions of a minor plat.
- 4.1.9 For the division of land in the AG-1 (Agricultural) zoning district adjacent or has access to unpaved roads, the following rules shall apply:
- A. Each proposed lot shall contain a minimum area of three (3) acres.
 - B. Each proposed lot shall provide at least 100 feet of road frontage, the minimum dimension of which shall be maintained to the building line of the lot.
 - C. Each proposed lot shall provide at least 200 feet of lot width at the building line.
- 4.1.10 For the division of land in O-I, C-1, C-2, MIX, and M1-A, M-1 and M-2 Zoning Districts, after initial development of the property, the following standards shall also apply:
- A. A proposed lot fronting an existing public street shall contain the necessary frontage required by the City of Sandy Springs' Zoning Ordinance.
 - B. The Subdivider shall submit documentation of the necessary easements providing for access to a public street for proposed lots that front only on an existing, documented, paved private street or driveway.
 - C. All slope, drainage and utility easements, as well as

necessary street rights-of-way (as determined by the Director) shall be provided by the Subdivider at no cost to the City of Sandy Springs.

4.2 **PROCESS**

4.2.1 CONCEPTUAL PLAN

Pursuant to these regulations, application for Conceptual Plan approval shall be submitted to the Department, and, if found compliant, a Certificate of Conceptual Plan Approval shall be issued which shall continue in effect for a period

as follows or for as long as construction activity is continuous and at least twenty-five (25) percent of the land area within the plan has received Final Plat approval:

- A. 2 years for subdivisions of 50 lots or less.
- B. 3 years for subdivisions of more than 50, but less than 300 lots.
- C. 4 years for subdivisions of more than 300 lots.

Accordingly, if the certificate of Conceptual Plan expires, a new application shall be submitted and shall be subject to the regulations in effect at the time of such submission.

4.2.2 LAND DISTURBANCE PERMIT

- A. Following the issuance of the Certificate of Conceptual Plan Approval, site development plans shall be submitted for approval prior to any defoliation or the commencement of development activities on the subject property. Approval of such plans shall result in the issuance of a duly authorized Land Disturbance Permit, which, along with the approved plans, must be maintained on the site until all site work as proposed and approved is completed.

- B. An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued, except that the Director is authorized to grant a maximum of two extensions of time not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.
- C. Prior to the issuance of a Land Disturbance Permit, an Indemnity Agreement Form must be filed by the subdivider protecting the City of Sandy Springs against damage, repair and/or maintenance claims and liability arising out of drainage problems. The Director, or his/her designee, is hereby authorized to execute such agreements on the behalf of the City.
- D. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The Director is authorized to grant, in writing, a maximum of two extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

4.2.3 FINAL PLAT

- A. Whenever the provisions of these rules and regulations have been complied with and while the Certification of Conceptual Plan approval is in effect, the subdivider may submit to the Director an application for Final Plat review and approval pursuant to these regulations. All required infrastructure shall be completed and approved, or performance bonds for a portion of such improvements shall be filed in accordance with section 4.2.3.C. of this regulation.
- B. The Final Plat shall be submitted and drawn to the specifications of the Georgia Plat Act and Standards of

the City of Sandy Springs.

- C. Prior to approval or recording of a final plat, the following must be provided by the subdivider, or the designee thereof:
1. cash assurance in an amount equal to 125% of the cost of infrastructure improvements not yet in compliance. Said cash bond shall be maintained until the improvements have been approved by the City;
 2. maintenance bond to ensure the viability of infrastructure improvements;
 3. drawings demonstrating the "as-built" conditions of the site, or cash assurance that such will be provided within 30 days;
 4. an electronic format acceptable to the Public Works Department containing data about the sanitary sewer and water systems where available;
 5. signed release of the project by the Development Inspector; and
 6. Recorded deed to the City of Sandy Springs for any dedicated space.
- D. Having been certified by the Director as compliant to these and other applicable regulations, the final plat shall be recorded with the Clerk of the Superior Court of Fulton County.
- E. The final plat shall be considered approved at the time of the certification by the Director, and shall be presented for ratification to the Mayor and City Council at the next regularly scheduled meeting.

4.2.3 Should the Director not approve any subdivision plat, the basis for the denial shall be stated in writing to the applicant. The Subdivider may file an appeal in accordance

with Article 10 of these regulations.

ARTICLE V

GENERAL PRINCIPLES OF THE LAND

5.1 **SUITABILITY OF THE LAND**

5.1.1 Land subject to flooding, improper drainage, erosion, and deemed unsuitable for development in accordance with the City of Sandy Springs' standards shall not be platted for any use that may continue such conditions or increase danger to health, safety, life, or property unless steps are taken to eliminate the above-mentioned hazards.

5.2 **ACCESS**

5.2.1 Unless otherwise herein noted, every subdivision shall be served by publicly dedicated streets or private streets in accordance with the following:

- A. The proposed streets shall meet the City of Sandy Springs' standards and regulations.
- B. No road intended to be private is to be extended to serve property outside that development unless approved by the Department of Public Works.
- C. In residential subdivisions, the private roads shall be maintained by a mandatory homeowners' association and documents of incorporation shall be submitted to the Director for review and approval prior to the recording of the final plat.
- D. The subdivider shall provide all necessary easements for ingress and egress for police, fire, emergency vehicles and all operating utilities.
- E. The final plat of any subdivision that contains private streets shall clearly state that such streets are private streets.

5.2.2 When land is subdivided, created parcels shall be arranged

and designed so as to allow for the opening of future streets and provide access to those areas not presently served by streets.

- 5.2.3 No subdivision shall be designed so as to completely eliminate street access to adjoining parcels of land without current street access.
- 5.2.4 Lots may share access as stipulated herein. Lot frontage and access do not necessarily have to be along or front the same public street, if approved by the Director.
- 5.2.5 The Director shall have the right to encourage design of the subdivision in a manner that will:
- A. enhance traffic circulation and other community needs;
 - B. encourage pedestrian traffic to schools, parks, existing and planned greenspace corridors, and neighborhood shopping centers;
 - C. reduce impacts on streams and lakes;
 - D. reduce unwanted noise, lights on neighboring lots; and
 - E. discourage vehicular speeding on local streets.

5.3 **CONFORMANCE TO THE CITY COMPREHENSIVE PLAN**

- 5.3.1 All proposed subdivisions shall conform to the City Comprehensive Plan and development policies in effect at the time of submission.
- 5.3.2 The Director shall not approve plats when such planned features, as specified by the Comprehensive Plan, are not incorporated into the plat.
- 5.3.3 Whenever the plat proposes the dedication of land for public use and the Director or the appropriate agency finds that such land is not acquired consistent with

appropriate agency plans, policies, or priorities, the Director may either refuse to approve the plat, or require the rearrangement of lots to include such land.

5.3.4 If a development is proposed within one mile of any roadway operating at a Level of Service D or worse, in accordance with the County Transportation Standards, a Traffic Mitigation Action Plan must be submitted and approved by the Director prior to issuance of a Land Disturbance Permit.

5.3.5 Greenspace, when referred to in this Ordinance, shall mean a permanently protected land including agricultural and/or forestry land that is in its undeveloped, natural state or that has been developed only to the extent consistent with, or is restored to be consistent with, one or more of the following purposes:

- A. Water quality protection for rivers, streams, and lakes;
- B. Flood protection;
- C. Wetlands protection;
- D. Reduction of erosion through protection of steep slopes, areas with erodible soils, and stream banks;
- E. Protection of riparian buffers and other areas that serve as natural habitat and corridors for native plant and animal species;
- F. Scenic protection;
- G. Protection of archaeological and historic resources;
- H. Provision of recreation in the form of boating, hiking, camping, fishing, hunting, running, jogging, biking, walking, and similar outdoor activities; and
- I. Connection of existing or planned areas contributing to the purposes set out in this section.

5.4 ZONING AND OTHER REGULATIONS

5.4.1 No subdivision shall be created or recorded that does not comply with the standards of the City of Sandy Springs' Zoning Ordinance and/or the approved conditions of zoning for the property.

5.4.2 Whenever there is a discrepancy between minimum standards or dimensions noted herein and those contained in zoning regulations, building codes, or other official regulations or resolutions, the most restrictive shall apply unless set forth in the conditions of zoning.

5.4.3 All proposed subdivisions shall comply with the County Storm Water Design Manual.

5.5 MODIFICATION

5.5.1 Modifications of the provisions set forth in these regulations may be approved by the Director when granting of such modification will not adversely affect the general public or nullify the intent of these regulations.

5.5.2 Should the Director deny a request to modify in accordance with Section 5.5.1, the applicant may appeal the Director's decision in accordance with Section 10 of these regulations.

ARTICLE VI

CONSERVATION SUBDIVISION
(Reserved)

ARTICLE VII

DESIGN STANDARDS

7.1 All applicable design standards as set forth in this ARTICLE the Standard Details, and the Driveway Manual shall be observed in all plats or plans as approved by the Director.

7.2 **STREETS**

All streets, public or private, shall be constructed to the construction standards of the City of Sandy Springs' Department of Public Works.

7.2.1 The arrangement, character, extent, width, grade, and location of all streets shall conform to the City Comprehensive Plan for the City of Sandy Springs and shall consider their relation to existing and planned streets, topographical conditions, and appropriate relation to the proposed uses of the land to be served by such streets.

7.2.2 Streets serving residential subdivisions shall be arranged and designed such that their use for through traffic will be discouraged.

7.2.3 Where a subdivision contains a dead-end street or stub-street other than a cul-de-sac, the subdivider shall provide a temporary cul-de-sac within the right-of-way. Where a temporary cul-de-sac is required, the subdivider shall be responsible for maintaining and for the construction of the final street connection or turn-around as required.

7.2.4 Where a subdivision abuts or contains an existing or proposed street classified as a collector street or higher, the Director may require frontage streets. Double frontage lots may be required to have screening and no access easements along lot lines fronting on arterials or collector streets. Deep lots with rear service drives, or other treatment as may be necessary for adequate protection of residential properties, may be required to afford separation of through and local traffic.

7.2.5 Where a subdivision borders on or contains a railroad right-of-way, or a full or partial access control facility right-of-way, the Director may require a street approximately parallel to and on each side of the right-of-way.

7.2.6 Right-of-way widths for streets classified as collector or higher shall be dedicated as specified in the City Comprehensive Transportation Plan and the Right-of-Way Dedication and Reservation Plan. Other street right-of-way widths shall be no less than as specified under Section 7.5

7.2.7 Where a subdivision abuts an existing street, the developer shall dedicate additional right-of-way on the existing streets to meet the requirements as set forth in the Right-of-Way Dedication and Reservation Plan or as required by the Director.

7.2.8 New road grades should be as follows:

A. Collector Eight (8%) percent maximum

B. Major Subdivision Street Twelve (12%) percent maximum

C. Minor Subdivision Street Fourteen (14%) percent maximum

Grades exceeding twelve (12) shall not exceed a length of two hundred fifty (250) feet.

7.2.9 Interparcel access shall be provided to adjacent properties for all non-residential developments as specified in the City Comprehensive Transportation plan or as required by the Director. In residential developments and subdivisions where private streets are proposed, the Director may require a public street for interparcel connection purposes; the Director may also require a shared access.

7.2.10 ALIGNMENT:

A. Minimum Vertical:

All local roads with 25 m.p.h. designs shall be connected by vertical crest curves of a minimum length not less than (12) times the algebraic difference between the rates of grade, expressed in feet per hundred. All local roads with a 25 m.p.h. design speed shall be connected by vertical sag curves of minimum length not less than twenty six (26) times the algebraic difference between the rates of grade, expressed in feet per hundred. In any case, the sight distance shall meet the minimum requirements of this Article.

1. In proposed approaches of new streets to intersections with existing streets, there shall be a suitable leveling of the street at a grade not exceeding three (3) percent and for a distance of not less than fifty (50) feet as measured from the back of the curb of the intersecting street.
2. In approaches to intersections internal to residential subdivisions, there shall be a suitable leveling of the street at a grade not exceeding five (5) percent and for a distance of not less than fifty (50) feet as measured from the center point of the intersection.

B. Minimum Horizontal - Radii of Centerline Curvature:

- | | |
|---|----------|
| 1. Major Subdivision Street designed for 35 MPH | 200 Feet |
| 2. Other Major Subdivision Streets | 100 Feet |
| 3. Minor Subdivision Streets | 100 Feet |

C. Tangents - Between reverse curves, there shall be not less than the following minimum tangents:

- | | |
|--|----------|
| 1. Major Subdivision Streets designed for 35 MPH | 100 Feet |
| 2. Other Major Subdivision Streets | 50 Feet |

3. Minor Subdivision Streets
(where there is no super-elevation) 50 Feet

D. Intersection Visibility Requirements

Roadways and their intersections shall be designed such that proper sight distance is maintained. Minimum sight distance shall be determined by the operating speed of the road as determined by the Department of Public Works. Intersection sight distance shall be no less than the following:

280 feet for 25 m.p.h.
335 feet for 30 m.p.h.
390 feet for 35 m.p.h.
445 feet for 40 m.p.h.
500 feet for 45 m.p.h.
610 feet for 55 m.p.h.

1. Minimum horizontal visibility shall be measured on centerline.
2. When a proposed curb cut intersects an existing roadway, the minimum visibility shall be provided as follows:
 - a. When measuring in the horizontal plane, the intersection sight distance is determined with an assumed driver's eye location from a point 4 feet offset from the centerline and 15 feet from the edge of closest travel lane to a point along the centerline of the closest oncoming travel lane.
 - b. When measuring in the vertical plane, intersection sight distance is determined with an assumed height of driver's eye and an assumed height of object of 3.5 feet.
 - c. When measuring in either plane, the line of sight must remain in the proposed dedicated

right-of-way, unless sufficient easements, maintenance agreements, indemnification agreements are provided to ensure adequate sight distance.

- E. Stopping Sight Distance Visibility Requirements
Roadways and their intersections shall be designed such that proper stopping sight distance is maintained. Minimum sight distance shall be determined by the design speed of the proposed road as determined by the Department of Public Works. Stopping sight distance along a roadway shall be no less than the following:

155 feet for 25 m.p.h.
200 feet for 30 m.p.h.
250 feet for 35 m.p.h.

1. Minimum vertical visibility for stopping sight distance along the roadway shall be determined by measuring between two points of which the height of the driver's eye shall be assumed at 3.5 feet to an assumed object which is 2.0 feet in height. The line of sight must remain in the proposed dedicated right-of-way, unless sufficient easements, maintenance agreements, indemnification agreements are provided to ensure adequate sight distance.
2. Minimum horizontal visibility for stopping sight distance shall be measured on centerline.

7.2.11 Street intersections shall be as nearly at right angles as possible, and no intersection shall be at an angle less than eighty (80) degrees. Detailed designs of intersections shall be required to include all striping and pedestrian crosswalks.

Pedestrian crossing signs and signals may be required.

7.2.12 The Curb line radius at street intersections shall parallel the right-of-way radius.

7.2.13 Right-of-way Radius: The right-of-way radius at street

intersections shall be at least twenty (20) feet, and where the angle of intersection is less than ninety (90) degrees, the Department of Public Works may require a greater radius.

7.2.14 The centerline offsets on streets internal to a residential subdivision shall not be less than 200 feet. The centerline offsets for all other streets and curb cuts providing access to developments shall not be less than 300 feet, except greater centerline offsets may be required by the Director.

7.2.15 Cul-de-sac streets shall be designed so that the maximum desirable length shall be six hundred (600) feet.

7.3 BLOCKS

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

- A. Provisions of adequate building sites suitable to the special needs of the type of use contemplated;
- B. Zoning requirements as to lot sizes and dimensions unless a planned unit development is contemplated;
- C. Needs for convenient access, circulation, control and safety of street traffic; and
- D. Limitations and opportunities of topography.

7.3.2 Residential blocks shall be wide enough to provide two tiers of lots, except where fronting on streets classified as a collector street or higher or prevented by topographical conditions or size of the property. The Director may require and/or approve a single tier of lots of minimum depth.

7.4 LOTS

7.4.1 The size, shape, arrangement, orientation of every lot shall be subject to approval of the Director for the type of development and use contemplated. Proposed internal lot lines (not on the street side) shall not be curved.

- 7.4.2 Every lot shall conform to the dimension, area, and size requirements of the Zoning Ordinance and/or conditions of zoning.
- 7.4.3 Lots not served by a public sewer or community sanitary sewage system and/or public water shall meet the dimension and area requirements of the Department of Health.
- 7.4.4 Double frontage lots shall be prohibited, except as approved by the Director provided that such lots are essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography, orientation, and property size. A planted screen may be required along lot lines abutting a traffic artery or other use that would have potential negative impact.
- 7.4.5 The creation of remnant lots that are below minimum standards shall be prohibited unless such lots are designated as common area on the final plat and maintained by the Homeowners' Association or some other entity approved by the City of Sandy Springs.
- 7.4.6 Each lot shall have direct access to an abutting, existing public street or to a street contained within the proposed subdivision. A connection through an approved private drive may be permitted by the Director.
- 7.4.7 The subdividing of land adjacent to or surrounding an existing or proposed lake where lots abutting the lake shall be drawn to the centerlines of the lake or identified a common area, maintained by the homeowner's association.

7.5 **SUBDIVISION STREETS**

- 7.5.1 The minimum requirements for major subdivision streets shall be as follows:
- | | | |
|----|----------------|---------------------------------|
| A. | Right of Way | 50 Feet |
| B. | Pavement Width | 24 feet back of curb to back of |

- C. Cul-de-sac:
 - R.O.W. 50 foot radius with a 12 foot radius landscape island
 - Pavement 40-foot radius to back of curb
- D. Sidewalks In accordance with Section 8.2.4.
- E. Street Trees If required by the Director, installed on both sides at a spacing approved by the County Arborist.

7.5.2 The minimum requirements for minor subdivision streets shall be as follows:

- A. Right of Way 44 Feet
- B. Pavement Width 22 feet back of curb to back of curb
- C. Cul-de-sac:
 - R.O.W. 44 foot radius
 - Pavement 33 foot radius to back of curb
- D. Sidewalks In accordance with Section 8.2.4.
- E. Street Trees If required by the Director, installed on both sides at a spacing approved by the City Arborist.

For streets other than mentioned in Sections 7.5.1 and 7.5.2, the Director shall determine the required cross section.

7.5.3 All residential subdivision streets shall be designed for a

maximum of 25 m.p.h. The Director may require that subdivision streets that will not provide direct residential access be designed for up to 35 m.p.h.

7.5.4 Where streets are longer than 600 feet, traffic calming devices shall be incorporated to include green space, islands, residential roundabouts, and/or other traffic calming devices as approved by the Director. Where traffic calming devices such as speed bumps are used, they shall not exceed 6 inches in height. The minimum distance between individual devices shall not be less than 500 feet, and shall not be more than 900 feet. All devices and layouts must conform the City design standards and be approved by Sandy Springs Public Works.

7.6 Gated Communities

7.6.1 Gates installed in subdivisions with more than one lot shall comply with the following:

- A. Plan approval and a permit shall be obtained prior to installing of any gates. The permit fee shall be calculated in accordance with applicable building permit fees. Gates shall not prohibit public access to dedicated areas as defined within the regulations.
- B. No gate shall be installed within the City's right-of-way.
- C. The gate shall not create a dead end street without first installing a cul-de-sac conforming to the City's standards on a dead end street exceeding 250 feet in length.
- D. Gates shall provide for stacking distance, turnaround and emergency vehicle access as required by the City.
- E. Gate permits may be denied based on traffic conditions, interconnectivity needs, and when not in compliance with adopted guidelines.

ARTICLE VIII

REQUIRED IMPROVEMENTS

8.1 Every subdivider shall be required to install or have installed the appropriate public utility and improvements referred to in this ARTICLE as found in the following documents:

- DEPARTMENT OF PUBLIC WORKS - STANDARD PLANS
 - Department of Public Works - Driveway Manual

- FULTON COUNTY COMPREHENSIVE STORM DRAINAGE DESIGN AND CRITERIA MANUAL
- SEWER REGULATIONS OF FULTON COUNTY
- CITY OF SANDY SPRINGS TREE PRESERVATION ORDINANCE
- UTILITY ACCOMMODATION- GUIDELINES AND PROCEDURES

8.2 **STREETS**

8.2.1 STREET GRADING

- A. All street rights-of-way shall be cleared and graded to standards of the Public Works Department.

- B. Finished grades shall be at levels approved in accordance with the Standard Plans.

- C. When property adjacent to the street is not owned by the subdivider, he/she shall obtain the necessary easements of sloping banks before submitting for a Land Disturbance Permit (LDP).

8.2.2 STREET PAVING/STRIPING

- A. All street paving widths shall be in conformance with standards set forth in Article 7.

- B. Street pavement shall be installed in accordance with the Standard Details.

- C. Striping shall be installed in accordance with the Standard Details
- D. On all roads adjacent to a development, the adjacent lane of the road must be widened to provide a twelve (12) foot lane. The road must be milled and repaved along the entire development frontage or along the roadway improvements, whichever is greater. The requirement to mill and repave may be modified by the Director.
- E. No striping should be provided on subdivision streets designed for 25 m.p.h., except for stop bars and 50 feet of double yellow centerlines, to be located at each entrance to the subdivision.

8.2.3 CURBS AND GUTTERS

- A. Curb and gutter shall be installed on all streets. Installation shall be in accordance with the Standard Details. Reconstruction of existing curb and gutter may be required by the Director, based on existing site and roadway conditions
- B. Curbs and gutters shall be of a straight or standard construction on one or both sides where sidewalks are required.

8.2.4 SIDEWALKS

- A. Introduction
 - 1. Purpose: The objective is to provide facilities that ensure safe pedestrian movement in the City of Sandy Springs.
 - 2. Intent: Sidewalks are intended to provide a safe pedestrian connection between the subdivision or development and nearby destinations. Pedestrians consist of children walking to and from school and neighborhood activities, as well as adults walking to and from neighborhood shopping and transit stops. In addition to the need for sidewalks for

circulation and safety, sidewalks can be important elements in the recreational system of this community. They can also serve as walking and hiking trails.

B. Performance Approach

1. Performance Factors: The performance approach shall be applied in determining the need for sidewalks. In this case, the decision to require a development to provide sidewalks shall be made on a case-by-case basis.
2. Several basic factors shall be used in applying the performance approach. These are street classification and current/potential future volume of pedestrian traffic; residential land use/development density; relation to residential areas; proximity of schools, school bus stops, shopping areas; and proximity of parks, libraries, bike paths/pedestrian trails, greenspace corridors, and other land uses.
 - a. Street Classification and Volume of Pedestrian Traffic: As traffic volume and road speeds increase, there is more need for separate pedestrian ways to ascertain safety. Sidewalks shall be provided along local streets, collectors, arterials, and private roads according to the density standards in Section 8.2.4.B.2.b.
 - b. Residential Land Use and Development Density:
 1. Sidewalks shall be provided along both sides of all local streets where the Residential Land Use Designation in the Comprehensive Plan is 3 units/acre or higher density.
 2. Sidewalks shall be provided along at least one side of all local streets

where the Residential Land Use Designation in the Comprehensive Plan is 1-2 units/acre. Residential Land Use Designation of one unit or less shall be decided on a case-by-case basis using the other factors contained in Section 8.2.4.B.2.

c. Relation to Residential Areas: In general, sidewalks are intended to be within the street right-of-way. This traditional location of sidewalks may be replaced in cluster developments by a flexible pedestrian circulation system. Such a system would connect individual dwelling units with other units, off-street parking, open space system, and recreational facilities. Also, this system may be permitted to meander through the development within prescribed sidewalk easements. If the sidewalk leaves the right-of-way, an easement and indemnification agreement must be provided for public access and maintenance.

d. Proximity of Schools and Shopping Areas:

1. Sidewalks shall be required in subdivisions located within one mile from an existing or proposed school on both sides of any street that provides access to such school. Subdivisions at each side of the street shall provide sidewalks at the corresponding frontage.
2. Sidewalks shall be provided within a distance of up to one mile along both sides of streets leading to or going through shopping areas.

e. Proximity of Parks, Libraries, Bike

Paths/Pedestrian Trails, Greenspace
Corridors, and Other Land Uses:
Sidewalks are needed in areas
where the following
nonresidential land use designations
exist:

1. Sidewalks shall be required along both sides of all streets in Commercial, Living-Working, and Business Park land use designation areas.
 2. Sidewalks may be required in industrial subdivisions.
 3. Sidewalks may be required within a distance of up to one mile along both sides of streets leading to or going through places of public assembly/transit facilities/other congested areas and other similar places deemed proper by the Director for public necessity and safety.
- f. Relation to Established Pattern of Sidewalks: Notwithstanding the location requirement for sidewalks in Section 8.2.4.2, their future location should follow the already established pattern of existing sidewalks (on one side of the street, on both sides, etc.).

C. General Specifications:

- a. Sidewalks shall be provided by the subdivider at no cost to the County.
- b. Sidewalk shall be installed in accordance with the Standard Details or Zoning Overlay District Standards.

- c. Sidewalks must be provided on or adjacent to an individual lot prior to the issuance of a certificate of occupancy.
- d. Prior to the recording of the final plat, 125% of the cost of the internal sidewalks for any residential subdivision must be performance bonded. This bond will be released when all sidewalks internal to the development have been constructed and approved. All required sidewalks must be provided internal to any residential subdivision within two years of the recording of the final plat, otherwise, the bond is forfeited and the City will use the funds to complete the sidewalk construction.

Review Guidelines: The Director may issue guidelines to facilitate the application of the performance-based approach of Section 8.2.4.2 including, but is not limited to, a point system. The intent is to ascertain fairness and consistency in the application of this Section.

- D. Exception: When the developer requests to install (within a development) sidewalks that are not required by the Subdivision Regulations and at no cost to the City, the Director may approve a reduction in width to a minimum width of four feet.

8.2.5 STREET TREES

- A. Street trees and other shrubbery that may be retained or planted shall not obstruct sight distances and shall be subject to the approval of the Director.
- B. Street trees that may be required by the Director along the street(s) shall be of species approved as street trees in the Sandy Springs Tree Preservation Ordinance, in accordance with Section 7.5 of these regulations.

8.3 WATER SUPPLY

- 8.3.1 Where a public water supply is within 300 feet, the subdivider shall install or have installed a system of water mains and connect to such supply. The installation of mains and connections to each lot shall be installed prior to the paving of the street, if possible. The installation shall include services and meter boxes if it is connected to the Atlanta Water System.
- 8.3.2 Where a public water supply is not available, each lot in a subdivision shall be furnished with a water supply system approved by the Health Department.
- 8.3.3 A separate water service connection shall be provided for each residential unit. Meters shall be located as specified by the utility company.
- 8.3.4 Fire hydrants shall be located and set in accordance with City of Atlanta Water Works Specifications and the City of Sandy Springs Standard Plans where applicable. In addition, the fire hydrant shall be serviced by the following:
- A. Not less than a 8-inch diameter main if the system is looped.
 - B. Not less than an 8-inch diameter main if the system is not looped or the fire hydrant is installed on a dead end main exceeding 300 feet in length.
 - C. In no case shall dead end main(s) exceed 600 feet in length for main sizes less than 10 inch.
- 8.3.5 When required by the Public Works Department, a reuse water irrigation distribution system to each lot shall be installed. This system shall consist of an 8-inch diameter ductile iron pipe identified as "non-potable water," painted purple in accordance with standard pipe identification schedules, and installed on the south or east shoulder of the right of way limit. All pipes and appurtenances must be in accordance with the Sandy Springs Water Reuse Standards. Each property owner

requesting an irrigation meter shall connect to the reuse water main, if activated.

8.3.6.1 If a subdivision is re-platted and the originally platted lots configuration is changed after the water service lines have been installed, the water system shall be modified to properly serve each lot in accordance with City of Atlanta water specifications.

8.4 **SANITARY SEWER MANAGEMENT**

8.4.1 When public sanitary sewers are within 300 feet of the subdivision, the subdivider shall provide sanitary sewer services to each lot within the bounds of the subdivision. All street sewers serving lots in the subdivision shall be installed by the subdivider. A formula may be developed by the Department of Public Works to provide for a sharing of the costs of sewer facilities needed to serve the subdivision and other subdivisions in the same drainage basin.

8.4.2 When, in the written opinion of the Health and Wellness Department and the Department of Public Works, public sanitary sewer is not accessible, an alternate method of sewage disposal for each lot or a community sewerage disposal system may be used when in compliance with the standards of the Health and Wellness Department and Fulton County Sewer Regulations.

8.4.3 When the operation of a temporary sanitary sewer system requires land to be set aside for a disposal plant, the property owner shall give the City title to the property for as long as the plant is in operation. The title may carry a reversionary clause returning the property to the owner when the site is no longer necessary for the operation of the plant.

8.4.4 In a drainage basin which at time of plat application is scheduled for a public sewerage system, all subdivisions shall be provided with a temporary community sewerage disposal system as approved by the Department of Public Works and the Health and Wellness Department. The system

shall include permanent sewerage outfall lines plus a temporary treatment plant to be installed by the subdivider.

8.4.5 Whenever the installation of a sanitary sewer is required, as provided by these rules and regulations, no new street shall be paved without the sewer being first installed in accordance with the requirements of the sewer specifications of the City of Sandy Springs' Department of Public Works and the Fulton County Sewer Regulations.

8.4.6 If a subdivision is re-platted and the originally platted lots configuration is changed after the sewer service lines have been installed, the sewer system shall be modified to properly serve each lot in accordance with Fulton County sewer specifications.

8.5 **STORM WATER PROVISIONS**

8.5.1 STORM WATER MANAGEMENT

A. Engineering and construction on any land within the County shall be carried out in a manner as to maintain water quality and rate of run-off to protect neighboring persons and property from damage or loss resulting from excessive storm water runoff, pollution, soil erosion, or deposition upon private property or public streets of water-transported silt and debris.

1. Proper drainage plans shall be submitted for review by the Department. These plans shall be prepared by a Professional Engineer or Landscape Architect, currently registered to practice in the State of Georgia, with stamp affixed.
2. The plans shall be accompanied by profiles of natural and proposed drainage ways, including storm pipes, cross-sections, drainage swales, down stream analysis.

8.5.2 DESIGN FOR STORM WATER MANAGEMENT

- A. The grading and drainage plans must be accompanied by a hydrology study. This computation shall be based on the 1, 2, 10, and 25-year storm or as required by the City.
- B. The purpose of the hydrology study is as follows:
 - 1. identify the surface water runoff quantity and quality and rate;
 - 2. establish runoff management control requirements for the development;
 - 3. furnish all design calculations for the management control facility(ies), surface water conveyance systems (before and after development runoff); and
 - 4. furnish design calculations for the volume of storage required.
- C. A schedule indicating the timing for planting or mulching for temporary or permanent ground cover shall be submitted with these grading and drainage plans.
- D. Erosion control devices must be installed prior to the initiation of grading and construction; the engineer must state this requirement on the engineering drawings.
- E. In order to ensure full compliance with the approved construction plans, final plat approval will be withheld until as-built drawings, prepared by a professional engineer or landscape architect currently registered in Georgia, have been submitted and approved by the Department in accordance with Section 4.2.8. No occupancy permit shall be issued until released by the Department.
- F. The owner shall be responsible for the maintenance of the storm drainage facilities during grading, construction, and for a 15-month period following final plat approval. Maintenance will be construed to include preserving the enclosing walls or impounding

embankment of the detention basin and permanent sedimentation ponds and security fences, in good conditions; ensuring structural soundness, functional adequacy, and freedom from sediment of all drainage structures; and rectifying any unforeseen erosion problems.

8.5.3 DETENTION/RETENTION DESIGN

A. General Provisions

1. Installation of properly functioning detention facilities, including outflow control devices, shall be the responsibility of the owner. If any control devices are damaged or destroyed during grading or construction, all processes shall cease until such devices are restored to their functioning capability. The owner, through application for grading or construction permits, accepts the responsibility of maintenance of the control devices.
2. When serving more than three lots, detention ponds, retention ponds, and water quality features (including all required access easements, landscape strips, and fences) shall be located on a separate parcel where no home can be constructed. This parcel shall be owned and maintained by the homeowners' association or the owners of the lots being served by this pond. The parcel shall have a minimum of 20' wide continuous access to a public or private road in a manner that allows access and maintenance of this parcel. In addition, this parcel will not be required to meet the normal lot standard.

B. Layout Design Standards: The ponds layout shall provide for the following minimums:

1. 20-foot graded access easement;
2. 20-foot landscape strip for screening purposes;

3. 10-foot access easement for maintenance; and
4. A fence with a 6-foot high.

C. Alternative Design Standards: Applicants are encouraged to carry out innovative detention/retention layout that is intended to make such facilities an attractive amenity or focal point to the subdivision.

To achieve that, the Director may approve the following alternative design standards in lieu of those in sections 8.5.3.A. and 8.5.3.B.

1. Such alternative design should provide for attractive layout and means for detaining/retaining/moving water.
2. The design should follow the natural land forms around the perimeter of the basin. The basin should be shaped to emulate a naturally formed depression.
3. Redistributing soils from basin construction to create natural landforms around the perimeter of the basin is encouraged. These forms should be located strategically to filter views or redirect and soften the views from residential areas.
4. Side slopes of basins must not exceed one-foot vertical for every four-foot horizontal. Where possible, side slopes should be varied to imitate natural conditions. Associated natural landforms should have side slopes no greater than one-foot vertical for every three-foot horizontal to accommodate lawn maintenance equipment. Varied slopes will be encouraged.
5. The applicant should consider the use of plant materials that naturally grow in the area. Trees and shrubs should be grouped in informal patterns to emulate the natural environment. The intent is to soften the views of these basins.

- D. Design Guidelines: The Director may issue design guidelines illustrating details of the standards in Section 8.5.3.C.

8.5.4 STORM DRAIN SYSTEM STENCILING/IDENTIFICATION

- A. All residential subdivision and commercial entity storm drainage structures or facilities (catch basins, storm sewer inlets, culverts, impoundment facilities, man holes, and other facilities that convey storm water run-offs) shall be properly identified. Each drainage structure shall be identified with the use of durable and reusable Mylar stencils (stencils will not be provided by the City) that measure 20" x 30" with 2" lettering and an environmentally formulated, water base, but soluble striping paint (Color: blue). The message on the stencil shall read:

"DUMP NO WASTE"
(Picture of a trout)
"DRAINS TO STREAM"

8.5.5 SANITARY AND STORM SEWER EASEMENT

- A. All permanent easements shall be twenty (20) feet in width. When access for maintenance purposes is required, the maximum longitudinal slope along the easement shall be 30% at grade in steepest direction.
- B. No fill shall be placed on a sanitary or storm sewer easement without approval by the Director of Public Works. All sanitary manholes must extend to the ground surface. All easements terminating on a parcel shall extend to the property line.
- C. No retaining wall, building, pole, sign or other vertical structure shall be constructed in sanitary and storm sewer easements, including vehicular access easements around structures, without approval from the Director of Public Works. No fence shall be placed across sanitary or storm sewer easements without gates

to which the Department of Public Works has full access. No planting shall take place in a sanitary or storm sewer easement that will impede vehicular access along the easement or endanger the pipeline. No surface water shall be impounded on a sanitary sewer easement. No other pipeline or utility shall be placed in a sanitary or storm sewer easement without approval by the Director of Public Works.

D. Each lot or parcel of land in a subdivision shall have a separate sewer connection terminating at the easement limit or right-of-way limit with a vertical clean-out pipe. No connection of the public sewer system shall be made except at a sewer connection approved by the Director of Public Works.

E. No surface water, ground water, storm drain, gutter, downspout, or other conveyance of surface water or ground water shall be discharged into the sanitary sewer.

8.6 PLANS AND CONSTRUCTION

8.6.1 No sanitary sewer shall be accepted by the County without an as-built drawing showing the horizontal and vertical alignment of the sewer system, the locations of all manholes, sewer connections, piping materials, required easement limits and junctions, and property lines. This should be provided in the form of plans, profiles, and plats; when possible, an electronic copy of the required data (compatible with the City of Sandy Springs' Geographical Information System) should be submitted.

8.6.2 No storm sewer shall be accepted by the City without an as-built drawing showing the horizontal and vertical alignment of the sewer system; the locations of all manholes, junctions, detention ponds, retention ponds, and sewer system outfalls discharging into ditches or creeks; sewer connections, piping materials, required easement limits; and property lines. This information shall be provided in the form of plans, profiles, details, sections and plats and when possible in an electronic form compatible with the City of Sandy Springs' Geographical

Information System and the applicable Department of Public Works data base.

8.6.3 In the case of single family residential subdivisions, by written application, the owner may request that the City of Sandy Springs assume partial maintenance responsibility of drainage facilities, effective after the expiration of the initial maintenance 15 months. Within sixty (60) days after receipt of such application, the Director shall respond in writing to the owner/applicant. Such response shall set forth additional terms and conditions for acceptance. However, maintenance by the city of Sandy Springs shall be limited to ensuring the functional adequacy of such drainage structures. Maintenance responsibility shall remain partially with the homeowners' association unless and until, and only to the extent that, the homeowners' association is expressly relieved of such responsibility pursuant to and in accordance with a written instrument signed by the Director. Appropriate easements shall be executed and recorded pursuant to this paragraph. For all other types of development, responsibility for maintenance of storm sewer system and detention ponds, including but not limited to, periodic silt removal to maintain functional integrity, will remain the responsibility of the Owner. Maintenance responsibility shall constitute an obligation running with the land and shall be binding upon the owner's executors, administrators, heirs, successors, and successors-in-title.

The owner/developer shall provide stabilization, including vegetation, and installation of security fences for safety purposes at detention facilities, as prescribed, prior to approval of the Final Plat by the Director.

8.6.4 Any single-family detached home which involves less than 10,000 square feet of cleared area or all impervious surface areas combined and is in excess of 2,000 feet from the Chattahoochee River, shall be exempted from the provisions of a hydrology study. In no such case, however, shall grading involve over 25 percent of the total land area. Sites within 2,000 feet of the Chattahoochee River shall be developed in accordance with the Atlanta Regional

Commission's vulnerability analysis, as determined by the Director.

- 8.6.5 All engineering and construction, regardless of whether such engineering or construction is being accomplished on public land or on public easements, shall meet the minimum requirements of these regulations.

8.7 **MONUMENTS AND IRON PIPES**

Permanent monuments shall be accurately set and established to tie with the City GIS monuments or as required by the Director.

The monuments shall consist of two 2-inch iron pipes, sixteen (16) inches in length, or T bars, twenty-four (24) inches in length, or other approved materials. The monuments shall be set so that the top of pipe shall be six (6) inches above the ground level, unless otherwise approved by the Department of Public Works.

The accurate location, material, and size of all existing monuments shall be shown, on the final plat, as well as the future location of monuments to be placed after street improvements have been completed.

Iron pipes at least one-half (1/2) inch by sixteen (16) inches shall be used and shall be set two (2) inches above the finished grade.

8.8 **UNDERGROUND UTILITIES**

- 8.8.1 All existing and proposed utilities, including all electrical, telephone, television and other communication lines, both main and service connections, serving or having capacity of 69 KV or less, abutting or located within a requested land disturbance area shall be installed underground in a manner approved by the applicable utility provider and in compliance with the City of Sandy Springs' right-of-way and erosion control regulations, if applicable.

8.8.2 Lots that abut existing easements or public rights-of-way where overhead electrical or telephone distribution supply lines and service connection have previously been installed may be supplied with electric and telephone service from those overhead lines, but the service connections from the utilities' overhead lines shall be installed underground. Should a road widening or an extension of service, or other such conditions occur as a result of the subdivision and necessitate the replacement or relocation of such utilities, such replacement or relocation shall be underground.

8.8.3 Contractors or developers of Subdivisions shall:

- A. Submit drawings of the Subdivision layout showing locations of underground electrical cable, transformers, and other related fixtures, in accordance with the Standard Plans. These drawings must be approved by the City before installation of the underground utility and before a building permit can be issued.
- B. Pay all cost for poles, fixtures, or any related items of materials necessary for the installation to the utility company.
- C. Submit proof of payment for complete installation.
- D. Have an agreement with the appropriate power company for complete maintenance of all installations and provide proof of payment.

8.8.4 STREET LIGHTS AND PEDESTRIAN LIGHTING

- A. Street lights and pedestrian lights shall be provided by the developers of all new subdivisions.

At the time of and as a requirement of submission of a Final Plat, the developer shall:

- 1. Submit a drawing(s) of the subdivision's layout

showing locations of street lights and required pedestrian lights. This drawing must be approved by the Director prior to obtaining any building permit within the subdivision. The layout shall be shown on the Land Disturbance Permit. Fixtures and standards/poles installed or used shall be approved by the County and by the utility company which shall be responsible for the maintenance of the facilities.

Street light fixtures shall be mounted thirty (30) feet above the ground and shall have appropriate arm length to place the light over the street. No arm shall be less than five (5) feet long. Post top luminaries may be permitted when approved by the City of Sandy Springs providing same are in compliance with the requirements of the City of Sandy Springs' Zoning Ordinance. Fixtures shall be located no more than three hundred (300) feet apart and at least one light shall be located at each street intersection within the subdivision. When a subdivision is located in a zoning overlay district, light standards shall comply with requirements of the overlay district.

Pedestrian lights shall be installed as required by the overlay district or the specific zoning case.

2. Pay all costs for standards/poles, fixtures and any other related items or material necessary for installation.
 3. Submit proof of payment for complete installation to the Director.
 4. Submit a copy of an executed agreement with the utility company for complete maintenance of all installations.
- B. When street lighting is requested by existing residents, these residents shall:

1. Submit a petition to the City of Sandy Springs Department of Public Works from the residents affected showing a 90% support for the request. The affected residents shall be all residents whose properties are located, in whole or in part, within one hundred and fifty 150 feet of a proposed street light.
2. The request to the City for street lights shall include a sketch indicating the individual location of lights within the subdivision, along with the residential location of each signatory to the petition.
3. If standards/poles within the subdivision for the placement of these lights do not exist, or do not meet utility company requirements, it shall be the petitioner's responsibility to have these standards/poles placed prior to installation of the street lights, at their cost. Installation of poles within the City's right-of-way shall be subject to the approval of the Public Works Director. The street light fixtures are to be installed at the expense of the petitioners.

ARTICLE IX

FEEES

- 9.1 Every application for a Minor plat, Conceptual Plat, Final Plat, or other plat submitted pursuant to these regulations shall be submitted to the Director along with such fees as may be established by the Mayor and City Council. Failure to pay such fees as required shall cause the plat to be returned to the applicant without acceptance for review or consideration by the City of Sandy Springs.
- 9.2 Following the approval of a Conceptual Plan and prior to authorization to begin construction, the developer shall pay the required Inspection, water and sewer connections, Curb Cut, and Street Sign Fees as may be established by the Mayor and City Council.
- 9.3 Prior to approval of a Final Plat and as a prerequisite for acceptance of any such Final Plat, the developer shall provide such performance bonds, maintenance bonds, and/or cash assurances as required by these regulations and established by the Mayor and City Council.

ARTICLE X

ADMINISTRATION AND ENFORCEMENT

- 10.1 These Subdivision Regulations shall be administered and enforced by the Director.
- 10.2 Should the Director deny any such plat (minor or final), a written explanation shall be provided stating the basis for the denial. Within 30 days of the date of said written explanation, the owner of record and/or subdivider may file with the Community Development Department a letter appealing the decision, which, together with a report from the Director, shall be forwarded to the City of Sandy Springs' Board of Zoning Appeals for consideration pursuant to Article 22 of the City of Sandy Springs Zoning Ordinance.
- 10.2.1 Should an applicant disagree with the review comments of the Director concluding factual or interpretive errors have been made, the following appeal procedure is intended to resolve the issues.
- A. Submit to the Director within 30 days of the comments at issue, a letter clearly defining the nature of the disagreement, the specific reference to the Article of these regulations at issue, and the applicant's opinion.
 - B. The Director shall submit the request to the Technical Staff Review Committee. The Technical Staff Review Committee shall be selected by the Director and formed from appropriate departments' staff relative to the subject appeal.
 - C. The Technical Staff Review Committee shall provide comments and a written recommendation to the Director within ten (10) working days.
 - D. Should the Director, after review of the applicant's statement and the recommendation of the Technical Staff Review Committee, conclude that these regulations would

not be violated, the Director shall modify his/her comments accordingly.

E. Should the Director conclude that these regulations would be violated, the Director shall provide the applicant with a written letter of denial and advise the applicant of the appeal process to the Board of Zoning Appeals.

F. The Board of Zoning Appeals shall, after receiving a report from the Director, decide the issue. The decision shall constitute the final administrative appeal.

10.3 Should the Director not approve a request to vary any Article of these regulations within 30 days, the applicant may appeal in writing, stating the Article to be varied and the reason the variance should be granted.

10.3.1 The applicant shall file a variance application to these regulations with the Board of Zoning Appeals, which shall have the authority, after hearing from the applicant and the Director, grant, modify and/or deny the variance. The Board of Zoning Appeals shall base its decision on hardships as described in the City of Sandy Springs' Zoning Ordinance.

ARTICLE XI

VIOLATION AND PENALTY

- 11.1 Any person, firm or corporation violating any provision of this Resolution, shall be deemed liable for civil penalties not less than \$1,000.00 and not to exceed \$2,500.00 and/or imprisonment for 60 days, or as amended by applicable statutes. Each day's continuance of a violation shall be considered a separate offense. The owner of any lands or parts thereof, where anything in violation of this resolution shall be placed, or shall exist, and any person who may assist in the separate offense, the Court of the City of Sandy Springs, or any court of competent jurisdiction, shall have jurisdiction of any offense charged under this paragraph.
- 11.2 In any case in which any land is, or is proposed to be, used in violation of these regulations or any amendment thereto adopted by the Mayor and City Council of the City of Sandy Springs, may, in addition to other remedies provided by law, institute injunction, abatement or any appropriate action or actions, or proceeding to prevent, enjoin or abate such unlawful use.

ARTICLE XII

CONFLICT

12.1 Where conflicts exist between these regulations and other City regulations and policies, either the most restrictive or the City's written interpretation shall prevail.

ARTICLE XIII

ADOPTION

13.1 These regulations shall be in full force and effective following adoption by the Mayor and City Council of the City of Sandy Springs.

ARTICLE XIV

SEVERABILITY

14.1 If any Article, sub-article, sentence, clause or phrase of these regulations is for any reason held to be unconstitutional or void, the validity of the remaining portions of these regulations shall not be affected, it being the intent of the Mayor and City Council of the City of Sandy Springs in adopting these regulations that no portion hereof shall become inoperative or fail by reason of the unconstitutionality or invalidity of any Article, subsection, sentence, clause, phrase or provision of these regulations.