

STATE OF GEORGIA  
COUNTY OF FULTON

**AN ORDINANCE TO AMEND ARTICLE 10.3 DEVELOPMENT  
ORDINANCE OF THE CODE OF THE CITY OF SANDY SPRINGS**

**WHEREAS**, the Mayor and City Council of the City of Sandy Springs find that from time to time it is necessary to amend sections of the Code of Ordinance to correct, clarify, and update the provisions of the Ordinances; and

**WHEREAS**, the Mayor and City Council desire to establish policies that provide the maximum protection of the general welfare, health, morals, and safety of the residents of the city; and

**WHEREAS**, regulations and policies pertaining to land development are outlined in the Code of the City of Sandy Springs; and

**WHEREAS**, the Mayor and City Council find it necessary to clarify provisions relating to land development in the Code of Ordinances; and

**NOW, THEREFORE**, in order to accomplish the foregoing, the Mayor and City Council of the City, pursuant to their authority, do hereby Amend Article 10.3 Development Ordinance to read as follows:

**ARTICLE 10**

**10.3.1 Sheet Size**

The Minor or Final Plat shall be clearly and legibly drawn in black ink on tracing cloth or other permanent reproducible material. The scale of the Minor or Final Plat shall be 100 feet to one inch (1" equals 100') or larger. Sheet size shall not exceed 30 inches by 42 inches.

**10.3.2 Certified Boundary Survey**

The Minor or Final Plat shall be based on a certified boundary survey delineating the entirety of the property contained within the Minor or Final Plat, and tied to a point of reference (tie point) with the same degree of accuracy as the boundary survey itself. The survey shall have an accuracy of no less than 1 in 10,000, and shall meet all requirements of Georgia Law regarding the recording of maps and plats.

**10.3.2.1** A plat that proposes a subdivision such that at least one new lot is proposed shall incorporate and reference state plane coordinates (Grid North, Georgia West Zone)

**10.3.3 Conformance with Conceptual Plan/Preliminary Plat**

The Final Plat shall substantially conform to the Preliminary Plat and it may constitute only that portion of the approved Preliminary Plat which the sub-divider proposes to record at any one time, provided that such portion conforms to the requirements of this Ordinance, and said portion is not inconsistent with the public health, safety, or welfare. Any substantial deviation from the Preliminary Plat shall require revision and re-approval of the Preliminary Plat.

10.3.4 Minor or Final Plat Checklist

The Minor or Final Plat shall contain the following information: Refer to Check list.

10.3.5 Dedication of Lands to the City

If any lands are shown on the Minor or Final Plat for dedication to the city other than street rights-of-way or easements, a Warranty Deed transferring title to said land in fee simple, in a form acceptable to the Director, shall be submitted with the Minor or Final Plat application.

10.3.6 Dedication of Lands to Property Owners Association

If any lands are shown on the Final Plat for dedication to a Property Owners Association in order to meet minimum park or open space requirements of this Ordinance, a copy of the deed of transfer for such dedication and a copy of the instrument of incorporation of the Property Owners Association shall be submitted with the Final Plat application.

This Ordinance is effective July 21, 2009; and

**ORDAINED** this the 21<sup>st</sup> day of July, 2009.

Approved:



Eva Galambos, Mayor

Attest:

  
Michael D. Casey, City Clerk  
(Seal)

