

ARTICLE IV. SUBDIVISION APPLICATION PROCEDURE AND APPROVAL
PROCESS

4.1 GENERAL PROCEDURE

When any subdivision of land is proposed, before any contract is made for the sale of any lot or part thereof, and before any permit for the erection of a structure in such proposed subdivision shall be granted, the subdividing owner, or his authorized agent, shall apply for and secure approval of such proposed subdivision in accordance with the following procedure, which includes two (2) steps for a minor subdivision and four (4) steps for a major subdivision:

1. Minor Subdivision:

- A. Sketch Plat
- B. Final Plat

2. Major Subdivision:

- A. Sketch Plat
- B. Preliminary Plat
- C. Construction and Soil Erosion Plans; and
- D. Final Plat.

All submittals shall be consistent with provisions of the Zoning Ordinance and other codes, ordinances and regulations of the City.

4.2 SUBDIVISION REVIEW PROCEDURE

The following procedures shall be followed when submitting plats for minor subdivision, or plats and construction plans for major subdivision:

1. Minor Subdivision: The subdivider shall meet with the Building Inspector to review a sketch plat of the proposed subdivision and insure compliance with these, and other appropriate City Ordinances and Regulations. After receiving approval of the sketch plat by the Building Inspector, the subdivider shall submit:
 - A. A reproducible original of the final plat and five (5) copies shall then be submitted to the Mayor and City Council and all appropriate fees paid.
 - B. The Building Inspector shall review the final plat and approve or disapprove said plat within five (5) working days.
 - C. The subdivider shall then submit the Final Plat to the City Council for approval.

- D. The subdivider shall record the approved final plat in the office of the Clerk of Superior Court within sixty (60) days of the date of approval.

2. Major Subdivisions:

- A. Six (6) copies of the sketch plat shall be submitted to the City Council. No fees shall be charged for sketch plat review.
- B. The subdivider and his/her professional representative shall meet with the Building inspector to review the sketch plat. Approval of the sketch plat by the Building Inspector shall constitute permission to prepare a preliminary plat.
- C. No later than thirty (30) days prior to the meeting date of the City Council, the subdivider shall submit six (6) copies of a preliminary plat to the City Council for review, local distribution, and appropriate fees shall be paid.
- D. The Building Inspector shall review the preliminary plat during the thirty (30) day period prior to the City Council meeting date. The subdivider shall be notified if any changes are necessary to achieve compliance with these Regulations and shall be responsible for having all changes made and a revised plat submitted prior to the City Council meeting date.
- E. At the meeting, the City Council shall approve, approve subject to modification, table, or disapprove the preliminary plat. If approval is given subject to modifications, the required modifications shall be provided to the subdivider in writing. All modifications shall be made on the plat and approved by the Building Inspector, prior to issuance of a grading permit. If the preliminary plat is disapproved, the City Council shall notify the subdivider in writing, citing the reasons for disapproval. The action of the City Council shall be noted on the copy of the preliminary plat, and one (1) copy shall be returned to the subdivider.
- F. Preliminary plat approval is tentative, and pending submission of construction plans is valid for a period not to exceed twelve (12) months, after which it shall expire.
- G. A grading permit shall be issued subsequent to preliminary plat approval of construction plans.
- H. Two (2) copies of construction plans depicting the design of all required improvements shall be submitted to the City Clerk within six (6) months from the date of approval of the preliminary plat for review by the Building Inspector. The subdivider shall submit Soil Erosion and Sedimentation Plans to the City Clerk for review by the City's erosion control officer prior to installation of any improvements. If erosion control plans are required under the Clean Water Act, or the subdividers (or his agents) file a Notice of Intent thereto, a copy of the approved plans shall be promptly provided to the City Clerk.
- I. Within twelve (12) months from the date of preliminary plat approval, six (6) copies of a final plat for one or more phases of the subdivision shall be submitted to

the City Council at least thirty (30) days prior to the date of the meeting of the City Council and all appropriate fees paid. The subdivider shall also provide the necessary improvements guarantee. Failure to submit within this time period shall void the plat unless an extension for a period not to exceed six (6) months is granted by the City Council. Such extensions must be applied for in writing by the subdivider.

- J. At the meeting, the City Council shall determine whether all requirements of these Regulations have been met and either approve, table, or disapprove the final plat. If the final plat is disapproved, the City Council shall notify the subdivider in writing, citing the reasons for disapproval.
- K. Recordation: The subdivider shall file an approved final plat with the Clerk of Superior Court within thirty (30) days after final approval. However, if the final plat is approved during the month of December it shall be filed with the Clerk of Superior Court for recordation no later than 12:00 p.m . on the 31st day of December. Failure to comply with this provision shall void any approved plat.

4.3 DOCUMENT SUBMITTAL SCHEDULE

In order to process subdivision applications, the following schedule shall be adhered to:

1. Minor Subdivision:

- A. Sketch Plat: By advance appointment with the Building Inspector.
- B. Final Plat: By advance appointment with the Building Inspector.

2. Major Subdivision:

- A. Sketch Plat: By advance appointment with the Building Inspector;
- B. Preliminary Plat: Thirty (30) days or more prior to the date of the City Council meeting at which the plat shall be reviewed.
- C. Construction Plans: Within six (6) months subsequent to preliminary plat approval, but prior to installation of any required improvements.
- D. Final Plat: Thirty (30) days or more prior to the date of the City Council meeting at which the final plat shall be reviewed.

4.4 RESUBDIVISION (AMENDMENTS OF PLATS)

For any change in a plat of an approved or recorded subdivision, such change shall be submitted to the City Council for review if

- 1. such plat, or area reserved thereon for public use , or any lot line is changed in a manner requiring approval under these Regulations, or

2. If it affects any plat recorded prior to the adoption of any regulations controlling subdivisions which would require approval if submitted after adoption of these Regulations.

4.5 SUBDIVISION WHERE FUTURE RESUBDIVISION IS INDICATED

Whenever a parcel of land is subdivided and the subdivision plat shows one or more lots containing more than one (1) acre of land and it is intended that such lots will eventually be resubdivided into smaller building sites, the Building Inspector shall require that such lots be configured to allow for the future opening of streets and the ultimate extension of such streets may be made a requirement of the plat.

4.6. PRE-EXISTING SUBDIVISIONS WITH PRIOR APPROVAL

For Subdivisions which are entirely developed or which have recorded subdivision plat(s) prior to adoption of this Regulation, and where the owner has been issued a building permit for a lot or has made substantial expenditures in development of a lot, the owner shall be permitted to proceed with development of such lots in accordance with the design standards in effect at that time if granted a variance under these Regulations by the City Council. This provision shall expire one (1) year after date of adoption of this Regulation, after which all subdivisions shall conform to these Regulations.

ARTICLE V. SPECIFICATIONS FOR DOCUMENTS TO BE SUBMITTED

5.1 SKETCH PLAT

The sketch plat shall represent the entire area which the subdivider contemplates developing, including those units or sections not scheduled for immediate development. Copies of the sketch plat shall be submitted to the City Council or Building Inspector for review with the Subdivider and his/her professional representative. The sketch plan shall include as a minimum the following information:

1. Content: The sketch plat submitted may be prepared in ink or pencil on a reproducible medium and can be a freehand rendering. The sketch plat shall illustrate the ultimate development of the entire parcel owned by the applicant and shall identify the section for which formal plat approval will initially be requested. It shall be prepared at a scale of not more than one (1) inch equal one hundred (100) feet. The sketch plat shall include at minimum the following information:

- A. Subdivision name and unit (phase or block) if within existing subdivision.
- B. Proposed name if not within a previously platted subdivision.
- C. Name, address and telephone number of legal owner(s) of the property and of subdivider or agent.
- D. Name, address and telephone number of registered professional responsible for subdivision design, design of improvement, and for survey.

- E. Date, scale, and north arrow.
 - F. Vicinity map.
 - G. Proposed use of property to be subdivided.
 - H. Total acreage.
 - I. Location of existing property lines, major easements/right-of-ways, water courses, drainage areas and ditches, and distinctive natural features.
 - J. The location and width of all existing or proposed streets or public ways within; or directly adjacent to the subject property.
 - K. Existing buildings.
 - L. The approximate location of all proposed or existing lots, and the square footage of the smallest lot.
 - M. The location of flood hazard areas taken from the HUD (FEMA) maps, if available.
 - N. Statement of proposed water/sewer supply or collection method.
- O. Zoning of subject property and all adjacent properties.
- P. For major subdivisions: Any sketch plan shall contain the locations of all general topographical features and the approximate slopes and gradients, both present and proposed, and is to include site topography at a contour interval of five (5) feet or less, and any changes to be made affecting soil erosion and sedimentation that will be caused by grading, including information as to the conditions of soil types within the subdivision showing the relationship between soil limitations and dwelling density within the subdivision, and data relating to surface water runoff as it affects storm water drainage and impact on adjacent areas.

5.2 PRELIMINARY PLAT

The preliminary plat shall represent the entire area which the subdivider contemplates developing, including possible unit divisions not scheduled for immediate development. Copies of the preliminary plat shall be transmitted by the subdivider to the appropriate City agency.

The preliminary plat shall be prepared by a licensed land surveyor, registered professional engineer or licensed landscape architect and includes as a minimum the following.

- 1. Content: The preliminary plat, submitted to the City Council shall be in ink on a reproducible medium, prepared in accordance with acceptable professional standards. The submittal copies shall consist of black line prints on a white background, and the submittal shall include such other documents as necessary to meet the requirements of these

regulations. If the preliminary plat is prepared by a registered professional engineer, reference must be made to the legal survey of the parcel. A copy of the survey must be included with the preliminary plat if not stamped by a licensed land surveyor. The preliminary plat shall be prepared at a scale of one (1) inch equal one hundred (100) feet or larger. Sheet size shall be no longer than twenty- four by thirty six inches (21" x 36"), provided, however, additional sheets may be used. The preliminary plat shall contain the following information.

A. Name of Subdivision.

B. Names and right-of-way width of all proposed streets.

C. Name, address, and telephone number of the owner or owners of the land to be subdivided and the name, address and telephone number of the subdivider.

D. The seal, name, and address of the licensed land surveyor or registered professional engineer.

E. Date, graphic scale, numeric scale, north arrow and space for revision.

F . Vicinity map indication street and highways, railroads and other significant features within, or adjacent, to the proposed subdivision.

G. Proposed use of property to be subdivided.

H. Total acreage, outlet acreage if applicable and the acreage of the smallest lot.

I. Present zoning of subject property and adjacent properties.

J. The location of property with respect to surrounding streets, and the names of adjoining developments.

K. The location and dimensions of all boundary lines of the property to be expresses in feet.

L. Unit division is known or staged development if proposed by the subdivider.

M. Contour lines at intervals not to exceed two (2) feet, based on mean sea level datum. The basis for development of contour lines shall be indicated on the plat.

N. The approximate locations and sizes of existing sewers, water mains, drainage or other underground structures within, and immediately adjacent to the subject property.

O . The location of existing and proposed streets, easements, water bodies, flood hazard areas and flooding, streams and other pertinent features such as swamps, railroads, building parks, cemeteries, drainage ditches, bridges and rock outcrops.

P. Reference points from proposed intersections to permanent features.

Q. The location and scaled dimensions of all proposed or existing lots. The minimum front yard setback on all lots and side lot setback for corner lots.

R. The location and scaled dimensions and acreage of all property proposed to be set aside for park or playground use, or other public or private reservation, with designation of the purpose thereof.

S. Sufficient data acceptable to the Building Inspector to determine the location, bearing and distance from a first (1st) order geodetic control point; the location, bearing and length of all property lines, as well as monumentation of the existing boundary survey and adequate geodetic location, vertical control with respect to mean sea level and ta mathematical closure within a tolerance of one foot in five thousand feet (1/5,000')

T. Blocks shall be lettered in alphabetical order. Blocks in numbered additions to the subdivision bearing the same name shall be lettered consecutively throughout the several additions.

U. All lots in each block shall be consecutively numbered in logical sequence.

V. List of proposed utilities to be located underground.

W. A statement of the proposed method of water supply, major drainage provisions, detention areas, and proposed sewage disposal plans. If the development is to utilize a private sewer system, all information required by the Health Department shall be provided.

X. The total number of units if not a single-family subdivision.

Y . Certification for signature for the Mayor of Danielsville approving the preliminary plat. The lack of information under any item specified herein, or improper information supplied by the applicant, shall be cause of disapproval of a preliminary plat.

5.3 CONSTRUCTION PLANS

Prior to installation of any required improvements, the subdivider shall submit two (2) copies of construction plans to the City Council. No improvements shall be installed until the Building Inspector formally approves the construction plans.

Construction plans shall be prepared only by a registered professional engineer, registered and surveyor, or registered landscape architect.

1. Content: All construction plans submitted to the City Council shall be prepared in accordance with acceptable professional standards in ink, on a reproducible medium. The submittal copies shall consist of black-line or blue-line

prints on a white background. Construction plans shall be prepared in accordance with the design standards contained in these regulations and shall be drawn at a scale of not more than one (1) inch equal one hundred (100) feet with a contour interval not to exceed two (2) feet. Drawing sheets size shall not exceed twenty four by thirty-six inches (24" X 36") . Construction plans shall be submitted for all required improvements and amended when necessary. The following shall be depicted:

A. Profiles shall be accompanied by plan views of street intersections, significant cuts and fills and intersections with existing property lines. This includes all know geographical features such as faults and rock formations.

B. Profiles showing existing and proposed elevation along center lines of all roads. Where a proposed road intersects an existing road or roads, the elevation along the center line of the existing road or roads shall be shown. The radii of all curves, lengths of tangents and central angles on all streets.

C. Where slopes in excess of twenty (20) percent occur on cross slopes the Building Inspector may require that cross sections of all proposed streets at fifth foot stations shall be shown at five (5) points as follows:

On a line at right angles to the center line of the street, and said elevation points shall be at the center line of the street, each property line and points fifty (50) feet inside each property line.

D. Plans and profiles showing the location and typical cross section of street pavements including curbs and gutters, sidewalks if provided, drainage easements, right-of-way, manholes, and catch basins; the location, size and invert elevations of existing and proposed storm sewers, drains, and exact location and size of all existing water gas or underground utilities or structures. All utilities proposed for location underground shall be duly noted.

E. Location and size of all existing and proposed drainage structures including retention ponds, catch basins, grates, head walls and any extensions thereof. The acreage of the drainage area and all pipe and ditch sizing calculations shall be provided.

F. The engineer preparing the construction plans shall certify the center line of all streets and drainage ways based upon a field run survey.

G. Plans for water systems and plans and profiles for sewer system and storm drainage pipes.

H. All information required by Danielsville's construction standards and specifications.

I. An approved sedimentation and erosion control plan.

J. A hydrological study including the drainage plan for the area .

K. Title, name, address, stamp, and signature of professional engineer and date, including revision dates.

L. Typical street section to include asphalt and base thickness, curb, road width, shoulder slope, and right-of-way width.

5.4 FINAL PLAT

The final plat shall be prepared by a registered land surveyor. It may represent only that portion of the approved preliminary plat which the subdivider proposes to develop and record at this time, provided each such portion is identified by a unique Phase and/or Block designation .

1. Content: The final plat submitted shall conform to the preliminary plat and shall be in ink on a reproducible medium prepared in accordance with accepted professional standards. and the legal requirements for plats to be recorded in Superior Court. The submittal copies shall consist of black-line or blue -lineprints on white background, and the submittal shall include such other documents as necessary to meet the requirements of these regulations. The final plat shall be prepared at a scale of one (1) inch equals on hundred (100) feet or larger. Sheet size shall be no larger than eleven (11) inches by seventeen (17) inches for a minor subdivision and seventeen (17) inches by twenty-one (21) inches for a major subdivision. If the entire final plat cannot be depicted on one sheet, the plat may be divided and an index provided. Final plats must contain:

A. Name of subdivision

B. Name, address and telephone of subdivider

C. Date of survey, date of plat drawing, and revision dates, graphic scale; north arrow with reference of bearings to magnetic, true, or grid north; the longitude and latitude and state plane coordinates; and the mean sea level datum.

D. Location of tract (land district and land lot) and total acreage.

E. If part of all of the tract is a portion of a former subdivision, reference shall be made to the former plat, with identification of the former lots and blocks being resubdivided .

F. Index map, when more than one (1) sheet is required to depict plat.

G. Courses and distances to the nearest existing street lines, bench marks or other recognized permanent monuments which shall be accurately described on the plat.

H. Exact boundary lines of the tract, to be indicated

by a heavy line, giving distance to the nearest one- hundredth (1/100) foot and bearings to the nearest second. Tract boundaries shall be determined by accurate survey in the field, and shall be balanced and closed with an error of closure not to exceed one foot *in* five thousand feet (1/5000). The bearing and distance from a first (1st) order geodetic control point to the property boundary shall also be shown.

I. The error of closure, as calculated by latitudes and departures, shall be stated. Surveys shall be coordinated and vertically tied into U.S. Coast and Geodetic Survey Elevations. The benchmark used shall be provided.

J. Municipal, County or land lot lines accurately tied to the boundary line of the subdivision by distance and angles, when such lines transverse or are reasonably close to the subdivision. Boundary Line of the subdivision by distance and angles, when such lines transverse or are reasonably close to the subdivision.

K. Exact location, right-of-way, widths, and names of all streets and alleys within and immediately adjoining the plat, and the exact location and widths of all cross angles of intersections, *radii*, length of tangents, and arcs and degree of curvature with basis of curve data.

L. Lot lines with dimensions to the nearest one hundredth (1/100) foot, necessary internal angles, arcs and chords, and tangents of *radii* of rounded corners.

M. Building Setbacks, with dimensions.

N. When lots are located on a curve or when side lot lines are at angles other than ninety (90) degrees, the lot width at the front setback building lines shall be shown.

O. Blocks lettered alphabetically within each block; lots or sites numbered *in* numerical order.

P. The square footage of the smallest lot.

Q. Location, dimensions and purposes of :

1. Easements, including slope easements, public service utility right-of-way lines, and any area (other than streets) to be reserved, donated, or dedicated to the public.

2. Sites for other than residential use, with notes stating their purposes and limitations; and

3. Any areas to be reserved by deed covenant for common uses of all property owners.

R. Accurate location, material and description of monuments and markers. Monuments to be placed after

final street improvements shall be designated as "future".

S. Certification of Covenants, if applicable: "This subdivision is subject to those protective covenants entitled " " and dated , 20_, and as may be amended of record".

T. Certification for Final Plat Approval by the Mayor and Council, with signature line for Mayor.

U. Owner 's certification: The final plat shall contain, in addition to a licensed land surveyor's certification, a statement as follows :

"I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, dedicate all streets, easements, alleys, walks, parks and other open spaces to provide directly or indirectly for maintenance of all common areas or outlets"

This statement shall be signed and dated by the owner, proprietors, or trustees, if any, prior to the final plat submittal. The final plat shall be accompanied by statements of deed restrictions (covenants) which the subdivider intends to apply to the subdivision, if any. All deed restrictions shall meet or exceed the requirements contained in this regulation and the requirements of the Zoning Ordinance.

5.5 REVISION

No change, erasure, or revision shall be made on any preliminary or final plat, nor on accompanying data sheets after approval of the City Council . In no case shall the City Council approve a revision unless the fact that it is a revised plat is clearly stated thereon.

ARTICLE VI. ASSURANCE FOR COMPLETION AND MAINTENANCE OF IMPROVEMENTS

6.1 INSTALLATION OF IMPROVEMENTS, IMPROVEMENTS GUARANTEES

Before the final plat is signed by the City Council, all applicants shall be required to complete or produce improvement guarantees for all improvements as required in these Regulations:

1. Completion of Improvements: The Building Inspector must certify that all improvements required by the City have been satisfactorily installed or the installation guaranteed.

2. Improvement Guarantee: The subdivider shall provide improvement guarantees at the time of application for final plat approval. Said guarantee amount shall be determined by the Danielsville Mayor and City Council for the assurance of the satisfactory construction, installation, and dedication of the incomplete portion of improvements. Improvement guarantees may take the form of either a performance bond, secure irrevocable standby letter of credit or a certified check. Guarantees shall be structured to permit periodic demands for payment from the issuer in whole or in

part for the entire amount of the credit. All checks will be cashed and held in interest bearing accounts with interest accruing to the City. No checks accepted as a guarantee will be held. Such improvement guarantees shall be approved by the City Council as to amount and surety. The guarantee shall be released only after the City has accepted the work.

3. Cost of Improvements: All required improvements shall be made by the subdivider, at his expense, without reimbursement by the City.

4. Failure to Complete Improvements: In those instances where an improvement guarantee has been posed and required improvements have not been installed within the terms of such guarantees, the City shall call the improvement due and collect all funds or require that all improvements be immediately installed regardless of the extent of the building development at the time the improvement guarantee is declared to be in default. If the Building Inspector finds upon inspection that any of the required improvements have not been constructed in accordance with the City's construction standards and specifications, the subdivider shall be responsible for removing any defects and completing the improvements or forfeiting the guarantee.

5. Acceptance of Dedication Offers: Acceptance of formal offers of dedication of streets, public areas, easements and parks shall be by affirmative vote of the Mayor and City Council recorded in the minutes. The approval by the City Council of a subdivision plat shall not be deemed to constitute or imply the acceptance by the City of any street, easement, or park shown on said plat.

6.2 INSPECTION OF IMPROVEMENTS

The Building Inspector shall provide for inspection of required improvements during and upon completion of installation to ensure satisfactory compliance with provisions of this Regulation. The City shall not accept dedication of required improvements, nor release, nor reduce an improvement guarantee, until the Building Inspector has submitted a letter stating that all required improvements have been satisfactorily completed and a deed submitted to the City. Upon such approval and recommendation of the Building Inspector the Mayor and City Council shall consider acceptance of the improvements for dedication in accordance with the established procedure.

6.3 MAINTENANCE OF IMPROVEMENTS

The applicant shall be required to maintain all improvements on the individual subdivided lots until acceptance of said improvements by the Mayor and Council. If there are any Certificates of Occupancy issued on a street not dedicated to the City, the City may on twelve (12) hours notice effect emergency repairs and charge same to applicant. Prior to dedication of improvements, the applicant shall be required to file with the Mayor and City Council a maintenance bond in an amount equal to one third (1/3) of the total cost of improvements, in order to assure the satisfactory condition of all lot improvements. The bond shall be maintained for a period of one (1) year after the date of acceptance of ownership of the improvements by the Mayor and City Council and dedication of the same to the City (measured from the date of recordation of the easement or right-of-way deed).

6.4 BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY

Where an improvement guarantee has been required for a subdivision, no Certificate of Occupancy for any building in the subdivision shall be issued prior to the completion of the improvements and dedication of same to the City as required in the City Council's approval of the final plat. No building permit shall be issued for the final ten (10) percent of lots in a subdivision- - or final two lots if ten (10) percent is less than two (2) lots of a subdivision-- until all public improvements required by the City Council for the plat have been fully completed and dedicated to the City. No building permit shall be issued until the road base is completed and inspected by the Building Inspector.

ARTICLE VII. REQUIREMENTS FOR IMPROVEMENTS, DESIGN AND CONSTRUCTION

7.1 General Conformance Requirements:

The following provisions shall govern the submittal and review of all plats:

1. Conformance to Rules and Regulations: In addition to the requirements established herein, all subdivision plats shall comply with the following laws, rules and regulations:

- A. All applicable statutory provisions.
- B. The Zoning Ordinance of Danielsville, Georgia, and building and housing codes, and all other applicable laws of the City.
- C. The special requirements of the Subdivision Regulations and any rules of the Health Department and appropriate State Agencies.
- D. The rules of the Georgia Department of Transportation if the subdivision or any lot contained therein abuts a State Highway or connecting street.
- E. The standards and regulations adopted by the City as building codes.
- F. Erosion and Sedimentation Control Ordinance. Plat approval may be withheld if a subdivision is not in conformity with these Regulations. Such restrictions or reference thereto shall be required to be indicated on or attached to the final plat. When conflicts exist between these subdivision regulations and other public regulations and covenants, the stricter regulations shall prevail.

2. Plats Straddling Governmental Boundaries: When access to the subdivision is required across land in another local governmental jurisdiction, the City Council may request assurance from the City Attorney that access is legally established, and from the building inspector that the access road is adequately improved, or that an improvement guarantee has been duly executed and is sufficient in amount to assure the construction of the access road. In general, lot lines should be laid out so as not to cross governmental boundary lines.

3. Monuments: Permanent reference monuments shall be placed at block corners and other points such as street intersections, lot corners, and angle points, and shall be marked with a solid iron

rod or an iron pipe not less than one half (1/2) inch in diameter, at least eighteen (18) inches long, driven flush with the ground. Monuments shall be indicated on the final plat. Removal of monuments and resetting by anyone other than a registered land surveyor is prohibited.

4. Character of the Land: Land which the City Council and Building Inspector find to be unsuitable for subdivision development due to potential for flooding, poor drainage, steep slopes, rock formations, adverse topography or land forms, or other features which could be harmful to the safety, health, and general welfare of the present or future inhabitants of the subdivision shall not be subdivided or developed unless adequate methods to alleviate these problems are formulated by the developer with concurrence of the City Council and Building Inspector.

5. Subdivision Name: The proposed name of the subdivision shall not duplicate, or too closely approximate phonetically, the name of any other subdivision in the area. The City Council shall have final authority to approve the name of the subdivision which shall be determined at sketch plat review.

ARTICLE VIII. CONSTRUCTION SCHEDULE

8.1 PRIOR APPROVAL

No construction activity of any kind including finish grading, installation of improvements, or building shall begin on any land subject to these Subdivision Regulations without prior approval of the Preliminary Plat and construction plans.

8.2 GRADING

Grading operations limited to clearing and grubbing may commence once approval of the preliminary plat is granted and a grading and grubbing permit is issued. The Building Inspector shall issue grading and grubbing permits.

8.3 UTILITIES

Utility installation shall not occur until the Building Inspector has received the certification that the streets were graded as designed by the design engineer and has approved the rough grade of the street and shoulder preparation.

8.4 INSPECTIONS

Periodic inspection during the installation of the required improvements in a subdivision shall be made by the Building Inspector to insure conformity with the approved plans and specifications. The subdivider shall notify the Building Inspector when each phase of the installation is completed and ready for inspection.

8.5 SALE AND TRANSFER

No lot or parcel of land shall be sold or transferred for residential development (other than to another developer or builder) or a building permit issued until the final plat, of which said lot or parcel is a part, shall have been approved and recorded as provided for in these Subdivision Regulations.

8.6 BUILDING PERMITS

The Building Inspector shall not issue any permit for the construction of any building or structure to be located in any subdivision, a plat whereof is required to be recorded pursuant to the provisions of these Subdivision Regulations, until such plat shall have been approved and recorded as provided for in these Subdivision Regulations.

8.7 OCCUPANCY

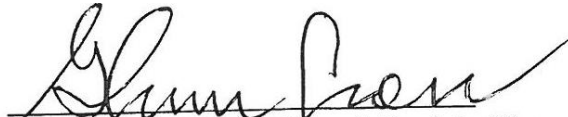
Within each phase of development, no building may be occupied for dwelling or other purposes, nor shall an occupancy permit be issued for any building until required utility installations, including the water supply and sanitary sewer systems, have been completed and approved by the Building Inspector.

ARTICLE IX. LEGAL STATUS PROVISIONS

9.1 EFFECTIVE DATE

It is hereby ordained by the Mayor and City Council of Danielsville, Georgia, that this ordinance is approved and adopted at a public meeting of the Danielsville City Council on the 7th day of August, 2006. This Ordinance shall take effect and shall be in force from the 7th day of August 2006.


Passed and approved this 7th, day of August, 2006, at a meeting of the Mayor and Council of the City of Danielsville, Georgia.


Glenn Cross, Mayor, City of Danielsville

Attest:

Michelle Dills

Approved as to Legal Form:


Victor Y. Johnson, City Attorney
Victor Y. Johnson LLC
Graham Law Firm