

**AN ORDINANCE TO AMEND SECTION 14-670, STANDARDS, OF THE CODE OF THE CITY OF
BROOKHAVEN**

WHEREAS, Section 1.03(b)(25) of the Charter of the City of Brookhaven grants the City of Brookhaven the power to provide comprehensive planning and regulation through zoning and subdivision requirements to ensure a safe, healthy, and aesthetically pleasing community; and

WHEREAS, the Mayor and City Council find that amendments to the curbing requirements code are necessary to ensure installation in accordance with design, location, and safety requirements and to ensure the protection of property owners within the city.

BE IT ORDAINED by the Mayor and Council of the City of Brookhaven, Georgia and it is hereby ordained by the authority of same:

SECTION I:

Section 14-670, Standards, is amended to read as follows:

Chapter 14 – Land Development and Subdivisions

Article VII – Subdivisions

Division 4 – Required Improvements

Subdivision IV – Streets

Sec. 14-670. - Standards.

- (a) *Application.* The provisions of this subdivision apply to streets in subdivisions, public streets in the city, and in other projects requiring a development, encroachment, land disturbance, or building permit from the city.
- (b) *General improvements.* Street improvements shall be provided in accordance with the specifications in this part and the standard plans and specifications available from the city. The term "state transportation department specifications" shall refer to the state department of transportation specifications in effect at the time the work is placed under contract. The references made to these specifications shall control the materials and equipment as well as the construction method of every class of work so applicable unless otherwise noted.
- (c) *Grading.* The construction limits shall be cleared of all trees, stumps, brush and rubbish before grading operations are begun. No trees, stumps, brush or rubbish shall be placed in fill sections within the construction limits. Such debris shall be disposed of in a manner satisfactory to the community development department. Fill sections shall be placed in six-inch layers with each layer thoroughly compacted with a sheep foot roller or by other approved methods before the next layer is placed, compaction to be not less than 95 percent as determined by AASHTO, section T-99. Where unsatisfactory material is encountered (namely any material that will not compact properly, including solid rock) an additional 12 inches shall be excavated below the subgrade elevation and backfilled with a select material. Where unstable material is used in fills, the fill shall be left 12 inches below the subgrade elevation. This 12-inch fill section shall be filled with select material. Streets shall be

graded to width of not less than 42 feet in the center of the right-of-way to provide eight-foot shoulders in accordance with city's standard plan.

(d) *Curbing*. Curbing shall be required on all streets and shall be furnished and installed by the applicant unless grassed swales are used for water quality control and approved by the public works department. Curb requirements are applicable to every permit for new development. The minimum classes and types of curbing permitted will be as follows:

- (1) Granite curbing, class D or better. Where it currently exists:
 - a. Granite curb is required to be repaired and replaced.
 - b. Granite curb is required to be raised to a six (6) inch reveal, as needed, pursuant to the standard detail used by the city.
 - c. The standard detail and/or notes reflecting the same must be included on the plans associated with permit applications.
- (2) Other as approved by the public works director. All curbing shall be placed in firm well-compacted subgrade, and curbing displaced prior to acceptance for maintenance by the city shall be reset or replaced. Specifications for the granite curbing and concrete are available from the city public works department.

(e) *Base and paving*. All roadways shall be paved according to the specifications prepared and approved by the public works director in effect at the time a development permit application is received by the community development department.

(f) *As-built drawings*. As-built drawings for all new streets shall be submitted to the community development department depicting a street profile based on the centerline and 50 foot stations.

(Ord. No. 2015-01-04, § 1(14-376), 1-13-2015)

SECTION II:

Severability: Should any section of this Ordinance be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not affect the validity of the Ordinance as a whole or any part thereof which is not specifically declared to be invalid or unconstitutional.

SECTION III:

Repeal of Conflicting Provisions: All ordinances, part of ordinances, maps, or regulations in conflict herewith are repealed.

SECTION IV:

Effective Date: This ordinance shall be effective immediately upon adoption.

STATE OF GEORGIA
COUNTY OF DEKALB
CITY OF BROOKHAVEN

ORD-2018-03-04
TA18-03

SO ORDAINED, this _27th_____ day of _____ March _____, 2017.

Approved by:

Approved as to Form and Content

John Arthur Ernst Jr., Mayor

Christopher Balch, City Attorney

Attest:

Susan Hiott, City Clerk

SEAL