

ARTICLE XIV**REQUIRED SUBDIVISION IMPROVEMENTS****Section 140. Monuments.**

Right-of-way and property line monuments shall be placed in each subdivision in accordance with the following:

140.1. Right-Of-Way Monuments. A concrete marker imbedded at least two feet (2') into the ground shall be required at the intersection of the centerline of all street rights-of-way. Such concrete markers shall be at least four inches (4") in diameter. The top surface of such concrete marker shall be level with the surface of the street.

140.2. Property Line Monuments. An iron pin or concrete marker at least two feet (2') into the ground shall be required at each lot corner and each point where the property line changes direction. Such an iron pin shall be at least three-quarter inch (3/4") in diameter. The top surface of such iron pin shall be approximately level with the ground surface. Such concrete marker shall be at least four inches (4") in diameter. The top surface of such iron pin shall be approximately level with the ground surface.

Section 141. Special Classification of Streets for Construction.

All streets shall be classified for construction purposes only as follows:

141.1. Standard Street. A standard Street shall be paved, curbed and guttered in accordance with the specifications required herein, and shall be required in all zoning districts. Right-of-way width requirements shall be in accordance with Section 132 herein.

Section 142. Additional Street Design Requirements.

142.1. Grades, Horizontal Curves, Tangents, and Sight Distances. The following street design requirements shall be adhered to in addition to other requirements stated herein:

	Expressways, Freeways, and Arterial Streets	Collector Streets	Other Streets
Maximum Street Grades	6%	8%	12%
Minimum Radii of Centerline Curvature	800'	500'	100'
Minimum Length of Tangent between Reverse Curves	300'	200'	100'
Minimum Stopping Sight Distance	350'	240'	200'

142.2. Vertical Curves. All changes in grade shall be connected by vertical curves of minimum length in feet equal to fifteen (15) times the algebraic difference in percent of grades for expressways, freeways, arterial and collector streets, and one-half (1/2) this minimum length for other streets. Profiles of all streets showing natural and finished grades drawn to a scale of not less than one inch (1") equals one-hundred feet (100') horizontally and one inch (1"=20) equals twenty feet (20') vertically may be required by the Commission.

Section 143. Basic Construction Requirements for All Streets.

143.1. Grading. All streets, roads and alleys shall be graded to their full width by the subdivider so that pavements and sidewalks, where required or if installed in the future, can be constructed on the same level plane. The preparation of the right-of-way before grading is started and the construction of cuts and fills shall be accomplished in accordance with the requirements herein and other specifications of the Council.

143.2. Storm Drainage. An adequate drainage system based on at least the ten (10) year rainfall frequency, including necessary curb, pipes, culverts, headwalls, and ditches, shall be provided for the proper drainage of all surface water.

143.3. Installation of Utilities. After grading is completed and approved and before any base is applied, all of the underground utilities – water mains, sewer mains, gas mains, or any other underground utilities, and all service connections related thereto – shall be installed completely and proved throughout the length of the street and across the flat section. Service connections for sanitary sewer and water shall be extended to the right – of-way lines.

143.4. Slopes and Shoulder Improvements. The minimum ratio for all fill or cut slopes shall be two (2) to one (1) and the minimum width for all shoulders from back edge of the curb, if installed, shall be eight feet (8'). All shoulders shall slope one-half

inch (1/2") to the foot. When all construction is completed, all slopes and shoulders shall be cleared of all rubbish and shall have a stand of grass to prevent undue erosion, either by sprigging or seeding.

Section 144. Roadway Surfacing and Paving.

For standard streets, the following minimum requirements shall be adhered to for the surfacing and paving of said streets:

144.1. Pavement Base. The pavement bases, not including the surface courses, shall be one of the following types and shall be of the following minimum thickness as designated for each street:

	Other Streets	Collector Streets	Expressways Freeways, Arterial Streets
Graded Aggregate Base	6"	7"	8"
Soil Bituminous Stabilized Base	6"	7"	8"
Soil Bound Macadam Base	6"	7"	8"
Soil Cement Base	6"	7"	8"
Sand-Clay Base	8"	8"	8"

144.2. Thickness of Pavement. The pavement shall be one of the following types and shall be designated for each street classification:

	Other Streets	Collector Streets	Expressways Freeways, Arterial Streets
Portland Cement Surface	6"	6"	8"
Asphaltic Concrete Surface	2"	2 3/4" *	3 1/2" **

* - The 2 3/4" consists of a 1 1/2" binder and a 1 1/4" surface.

** - The 3 1/2" consists of a 2" binder and a 1 1/2" surface.

144.3. Minimum Pavement Width. All minor residential streets shall have a minimum pavement width of twenty-seven feet (27') from back of curb to back of curb, or twenty-four (24') from edge of pavement to edge of pavement if no curb or gutters are installed. All other street width requirements shall be determined by the Commission and the Council as required. *Sec.144.3-Rev.1.20.04*

144.4. Pavement Breaks for Utility Connections. When it is necessary for a subdivider or any utility company to break existing pavement for the installation of utilities for drainage facilities, or for any other purposes, the subdivider or utility company shall be financially responsible for the repair of the pavement. The pavement shall be in accordance with the specifications required herein for construction of streets.

144.5. Curbs and Gutters. Either the regular six inch (6") or four inch (4") rollover concrete curbs and gutters with a minimum overall width of twenty-four inches (24") shall be constructed on all standard streets. Cement concrete valley gutter shall be permitted across minor residential streets at street intersections only when no storm sewers are available as determined by the Zoning Enforcement Officer. Valley gutters shall be at least six feet (6') in width. Whenever driveway openings are provided for lots abutting the street, the driveway shall be six inches (6") thick and a minimum of ten feet (10') in width at the sidewalk or at the street right-of-way line. The driveway shall have a minimum three feet (3') radii at the curb line.

144.6. Temporary Turnarounds. Temporary turnarounds shall be required at the discretion of the Commission. Said turnarounds shall consist of one and a half inches (1 1/2") of asphalt with a pavement base as described in Section 144.1. In lieu of a paved temporary turnaround, the Commission may permit an unpaved temporary turnaround provided that the temporary unpaved turnaround shall require an appropriate letter-of-credit, in an amount determined by the Public Works Department and meeting the requirements of Section 147.5, for a duration of two (2) years approved prior to final plat approval. Unpaved temporary turnarounds shall meet all construction and size requirements, with the exception of the paving and curbs, listed in Article XIV. A temporary unpaved turnaround shall have positive drainage to prevent undermining of the turnaround or the new road associated with it. If there are recurring maintenance problems with the unpaved temporary turnaround the letter of credit shall be deemed forfeited and the financial institution will be required to immediately pay all amount due to the City. *Section 144.6 – Revised 10.21.08*

144.7. Quality Control and Testing Requirements. It will be the responsibility of the developer or his authorized representative to insure that all tests required are made. The cost of all testing and quality control will be performed at the expense of the developer by qualified testing laboratories approved by the Commission.

Type of Test To Be Performed	Minimum Number of Tests To Be Performed	Testing Standards
Sub-grade Compaction (Density in Place)	One (1) per 500 LF of Roadway	95% Maximum Density ASTM-1557 Field Tests ASTM D-1556, F-2922 and D-2167
Base Compaction	One (1) per 500 LF of Roadway	100% Maximum Density ASTM-1557 Field Tests ASTM D-1556, D-2922 and D-2167
Asphaltic Concrete (Density in Place)	One (1) per 1,000 LF of Roadway	92% Laboratory Density
Asphaltic Concrete (Thickness in Cores)	Intervals Not to Exceed 500 LF	Deficient in Thickness Not More Than ½”

In all test reports, thickness of base and asphaltic concrete will be shown.

Section 145. Installation of Utilities.

145.1. Water. Water mains for both domestic use and fire protection shall be properly sized by the City and connected with the public system. The lines shall be constructed in such a manner as to adequately serve the subdivision. The lines shall be sized and installed in conformance with the “Water Specifications for the City of Perry.” The governing body may participate in sharing the costs of construction and installation of water systems for any difference in the cost to lay oversized pipe and outfall systems which are needed in excess of the required water facilities needed to exclusively serve the new subdivision as determined by Mayor and Council.

145.2. Sewer. A publicly connected sanitary sewer system shall be installed and the subdivider shall incur the cost for the installation of all sewer systems which are required to serve the new subdivision including the cost of installing and tying in with the existing sewer system. The governing body may participate in sharing the costs of construction and installation of sewer systems for any difference in the cost of oversized pipe and outfall systems which are needed in excess of the required sewer facilities needed to exclusively serve the new subdivision as determined by Mayor and Council. All sewer facilities shall be installed in accordance with the standards of the Department of Human Resources of the State of Georgia and with the “Sewer Specifications for the City of Perry.”

145.3. Gas. When gas mains are connected with the gas distribution system of the City of Perry, the lines shall be installed in such a manner as to serve adequately all lots shown on the subdivision plats. The gas line shall be constructed in conformance with the gas specifications for the City of Perry.

145.4. Underground Electrical System. If the subdivider installs an underground electrical system, he shall provide the Building Inspector with detailed plans showing the exact location of the lines.

145.4.1. Overhead Street Lighting. In cases where an underground electrical system has been installed, the subdivider shall provide terminal facilities and lighting fixtures for street lighting. This fixture shall be placed on the street pavement and in a location so as not to hinder the flow of traffic.

145.4.2. Cost of Overhead Street Lighting. In cases of underground electrical systems, the subdivider shall assume the entire cost for installation of terminal street lighting fixtures.

Section 146. Sidewalks.

146.1. Sidewalk Dimensions. Unless otherwise specified, all sidewalks shall be four inches (4") thick with a minimum width of five feet (5'). A thirty inch (30") grass planting strip shall be provided between the back of the planting curb and the sidewalk. The thirty inch (30") grass planting strip between the back of the curb and the sidewalk shall not be required on streets designated as Alternate Transportation Routes. Sec.146.1-Rev.1.20.04

Section 147. Administrative Procedures.

The administrative procedures for installing the subdivision improvements required herein shall be as follows:

147.1. When Construction May Begin. Construction and installation of any required public improvement as described herein shall not begin until the Commission has given preliminary approval of the new subdivision. The subdivider shall then confer with the Zoning Enforcement Officer to determine the method and estimated cost of the construction and installation of the required improvements.

147.2. Plans To Be Filed With The Council. Four (4) copies of all plans for streets, sanitary sewers, storm sewers, sidewalks, and other required public improvements showing the proposed plan and profile of each shall be submitted to and approved by the Commission prior to beginning construction and installation of the system. The plan shall be prepared from an actual engineering survey, originating at the existing street, sewer, sidewalk and other required public improvements, prepared on standard plan and

profile sheets showing cross-sections. Each system for any one new subdivision shall be prepared by a registered professional engineer.

147.3. Inspections and Approval By The Council. During the construction and installation of the required public improvements, the zoning Enforcement Officer shall, from time to time, make field inspections and supervise said work as predetermined and agreed upon by the Zoning Enforcement Officer and the subdivider. After completion of all the construction and installation of the required public improvements and if said work has met the specifications as described herein, as determined by the Zoning Enforcement Officer, the Zoning Enforcement Officer shall notify the subdivider in writing of the approval of said work.

147.4. Official Acceptance By The Council. The Council, by resolution, may officially accept the completed work on the construction and installation of required public improvements only on those subdivisions requested and recommended for acceptance by the Public Works Department. Only publicly maintained improvements shall be accepted by the Council. *Revised Section 147.4 – 6.17.08*

147.5 Letter of Credit. If the subdivider does not wish to construct and install any required public improvements as described herein prior to submitting the subdivision plat to the Commission for final approval, the subdivider may post a letter of credit with the City in an amount equal to the estimated costs of completing such unfinished improvements plus twenty percent (20%). The value of the letter of credit shall be established by the Public Works Department. *Revised Section 147.5 – 6.17.08*

The duration of the letter of credit will be established by the Public Works Department. Fifteen (15) days prior to the expiration of the letter of credit, the Zoning Enforcement Officer will notify the financial institution of possible default. If unfinished improvements are not completed by the end of the duration period, the letter of credit will be deemed to have been forfeited and the financial institution will be required to immediately pay all amount due to the City.

147.6. Maintenance of Completed Work

147.6.1 Letter of Credit

A letter of credit is required for residential plats and other projects for which maintenance of the improvements is to ultimately be taken over by the City.

Prior to the final approval of construction a letter of credit must be posted and maintained by the project owner for a period of two (2) years. The letter of credit shall guarantee the improvements constructed under permit against design defects and/or failures in workmanship, and shall guarantee that the facilities constructed under the permit will be regularly and adequately maintained throughout the maintenance period. At the end of

this time, the City will inspect the system and when the facility is acceptable and sixty percent (60%) of the lots in that phase have been issued certificates of occupancy, the city will take over the maintenance and operations of the system. In the event that sixty percent (60%) of the lots in a residential development have not been issued certificates of occupancy by the end of the two year maintenance period, the letter of credit may be extended, subject to the approval of the Zoning Enforcement Officer, for additional years.

The amount of the letter of credit shall be at least ten percent (10%) of the estimated construction cost of the subdivision improvements requiring maintenance, or an amount as determined by the Public Works Department after field investigation and observation, whichever is greater. The construction cost of the facilities requiring maintenance shall be estimated by the Public Works Department.

147.6.2 New Development

For developments with multiple phases of construction or developments accessing through existing subdivisions, the Zoning Enforcement Office may require a letter of credit to be posted and maintained by the project owner for a period of two (2) years if the previously approved subdivision is used as access for construction traffic for the development of future phases or new subdivisions. The letter of credit, in an amount determined by the Public Works Department, shall be submitted with the next phase plans and shall remain in effect until such time as sixty percent (60%) of the new subdivision lots are issued certificates of occupancy.

Revised Section 147.6 – 05.05.09

147.7. Cost of Improvements.

147.7.1. Subdivider's Responsibility. The subdivider shall incur the cost of construction and installation of all required public improvements based on the following:

- (1) **Streets** – Incur the cost for the construction of streets up to twenty-seven feet (27') in pavement width from back of curb to back of curb or twenty-four feet (24') in pavement width from the edge of pavement to edge of pavement if no curbs and gutters are installed.
- (2) **Water and Sewer Systems** – Incur the cost for the installation of all water and sewer systems which is required to serve the new subdivision and tie-in with existing water and sewer systems, based on the specifications set forth herein.
- (3) **Monuments** – Entire cost.

147.7.2. Council's Responsibility. The Council shall partially participate in sharing the cost of construction and installation of required public improvements for the following conditions:

- (1) **Streets** – Incur cost for any additional required pavement which is in excess of twenty-seven feet (27') for street with curbs and gutters and in excess of twenty-four feet (24') for streets without curbs and gutters, and any additional grading and paving related thereto.

147.7.3. Property Owner's Responsibility. Whenever the Council is petitioned by the property owners to upgrade an existing substandard street to a standard street, the property owners shall then incur the entire cost for said improvements based on the footage along the property line of each lot abutting the street which is being improved and on the requirements in Section 147.7.1. above.

147.7.4. Estimated Costs for Construction and Installation. The current unit prices in effect at the time of submission of plans shall be used in determining the total estimated cost for construction and installation of required public improvements in new subdivisions.

147.8. "As-Built" Plans. The developer will provide the City of Perry two (2) sets of "As-Built" plans based upon actual work constructed. Record drawings will show references for valve and manhole locations, distances between manholes and utility service locations.

Section 148. Fire Protection Requirements.

148.1. Scope. Fire service features for buildings, structures and premises shall comply with this section. *Created Section 148 – 3.18.08*

148.2. Fire Apparatus Access Roads.

148.2.1. Where Required. Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3 of the International Fire Code.

148.2.2. Additional access. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access. Within the City of Perry there must be two remote access roads in to any subdivision or complex of more than 30 residential units. With respect to all other occupancy types they will be evaluated site by site as to the size and design layout.

148.2.3. Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 27 feet, except for approved security gates in accordance with Section 147.2.8, and an unobstructed vertical clearance of not less than 14 feet.

148.2.4. Turning radius. The required wall-to-wall turning radius of a fire apparatus access road shall be not less than 45 feet.

148.2.5. Dead ends. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an unobstructed width not less than 27 feet and an unobstructed vertical clearance of not less than 14 feet, and an unobstructed horizontal clearance of not less than 46 feet in each direction required to accommodate the turnaround of the largest apparatus, or a cul-de-sac of the appropriate diameter for a 46 feet long vehicle to turn around in is required.

148.2.6. Bridges and elevated surfaces. Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO *Standard Specification for Highway Bridges*. Bridges and elevated surfaces shall be designed for a live load of not less than 80,000 pounds. The surface area where the aerial truck jack pads, which are three feet by three feet, make contact with the ground must be capable of supporting 75 pounds per square inch equaling 97,200 pounds. Vehicle load limits shall be posted at both entrances to bridges when required by the fire code official. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, approved barriers, approved signs or both shall be installed and maintained when required by the fire code official.

148.2.7. Grade. The grade of the fire apparatus access road shall not exceed 10 percent in grade.

148.2.8. Security gates. The installation of security gates across a fire apparatus access road shall be approved by the fire code official. Where security gates are installed, the installation of the KNOX Fire Department Key Access Switch is required. The security gates and the emergency operation shall be maintained operational at all times.

The form to purchase KNOX Fire Department Key Access Switch can be obtained from the fire department.

148.3. Fire Protection Water Supplies

148.3.1. Required water supply. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

148.3.2. Fire hydrant systems. Fire hydrant systems shall comply with the following:

- 1) **Where required.** Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. The Fire Code Official requirements are that within the City of Perry there shall be no greater than 500 feet in residential developments and 300 feet in commercial developments travel distance as measured from the front large steamer cap of one hydrant to the next along the finished traffic surface. Hydrants shall be located prior to the entrance of a cul-de-sac and not within a cul-de-sac.

Exceptions:

1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet.
 2. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 of the International Fire Code, the distance requirement shall be 600 feet.
- 2) **Inspection, testing and maintenance.** Fire hydrant systems shall be subject to periodic tests as required by the fire code official. Fire hydrant systems shall be maintained in an operative condition at all times and shall be repaired where defective. Additions, repairs, alterations and servicing shall comply with approved standards.
 - 3) **Private fire service mains and water tanks.** Private fire service mains and water tanks shall be periodically inspected, tested and maintained in accordance with NFPA 25 at the following intervals:
 1. Private fire hydrants (all types): Inspection annually and after each operation; flow test and maintenance annually.
 2. Fire service main piping: Inspection of exposed, annually; flow test every 5 years.
 3. Fire service main piping strainers: Inspection and maintenance after each use.
 - 4) **Obstruction.** Posts, fences, vehicles, growth, trash, storage and other materials or objects shall not be placed or kept near fire hydrants, fire department inlet connections or fire protection system control valves in a manner that would prevent such equipment or fire hydrants from being immediately discernible. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants.
 - 5) **Clear space around hydrants.** A 3 - foot (914 mm) clear space shall be maintained around the circumference of fire hydrants except as otherwise required or approved.
 - 6) **Physical protection.** Where fire hydrants are subject to impact by a motor vehicle, guard posts or other approved means shall comply with Section 312.

148.4. Automatic Sprinkler Systems

148.4.1. During construction. Automatic sprinkler systems required during construction, alteration and demolition operations shall be provided in accordance with International Fire Code Section 1413.

148.4.2. Fire department connections. The location of fire department connections (FDC) shall be approved by the fire code official. New FDC locations shall not be located on any double check valve assembly.

Fire department connection serving the fire sprinkler system shall be a yard FDC and shall be a minimum of 15 feet from the protected building provided that the FDC main is installed in accordance with single and multiple riser systems as defined by NFPA 13 and 14. Freestanding FDC piping shall be capable of supporting and / or resisting the weight and lateral forces applied by connecting (2) three –inch (3 “) hose lines when subjected to a minimum of 150 psi. Such connection shall be a two and one half-inch (2 ½ “) Siamese connection in accordance with the design specifications as stated in NFPA 1963, *Standard for Fire Hose Connections*. The FDC shall be arranged so that the connection is between thirty inches (30 “) and thirty-six inches (36 “) above the finished grade at the location of the connection verified by the AHJ.

When both standpipe and sprinkler systems are provided, individual fire department connections are required with each marked as to the system they serve, i.e. the connection serving the fire sprinkler system shall be noted “SPRINKLER” and the connection serving the standpipe system shall be noted “STANDPIPE”.

A supporting fire hydrant shall be within 40 feet of the FDC and shall be a minimum of 15 feet from the protected building. The fire hydrant shall be on the same side of the street as the fire department connection.

Knox Locking Caps for the FDC are required.

The form to purchase KNOX Locking Caps can be obtained from the fire department.

Section 149. Subdivision Perimeter Buffers

149.1. Scope. All residential subdivisions with ten lots or more, including future phases, shall comply with this section. Conservation subdivisions developed in compliance with Section 119 shall be exempt from these requirements. *Created Section 149 – 8.5.08*

149.2. Perimeter Buffers.

149.2.1. Where Required. All residential subdivision perimeters, except those exempted in Section 149.1, abutting a public street, prior to final plat approval, shall be required to meet the requirements of Section 149.

149.2.2. Width. All required buffers shall have a minimum width of fifteen feet (15') on minor and collector streets and twenty feet (20') on arterial streets. Sidewalks shall not be included in the required buffers.

149.2.3. Setbacks. Those lots abutting a required perimeter buffer shall have the setback reduced by the width of the buffer. This setback reduction shall only apply to those lot sides abutting the required perimeter buffer.

149.2.4. Landscaping. The required perimeter buffer shall contain one (1) canopy tree with a height of least 40 feet and spread of at least 35 feet at maturity and five (5) shrubs every thirty-five (35) linear feet of street frontage or portion thereof. The landscaping shall be evenly spaced across the entire street frontage. Understory trees, with a mature height of less than 40 feet, are permitted within 50 feet of a subdivision entrance. Plant species used in the perimeter buffer shall be approved by the department. Trees planted within required perimeter buffer shall not be used to meet the requirements of Section 217.

149.2.5. Existing Vegetation. Existing vegetation may be incorporated into the required perimeter buffers. Any existing vegetation used in a required perimeter shall meet or exceed the landscaping requirements in Section 149.2.4. Trees within required perimeter buffer shall not be used to meet the requirements of Section 217.

149.2.6. Minor and Collector Streets. A privacy fence shall be erected on minor and collector streets wherever a perimeter buffer is required. The privacy fence shall have a height of six feet (6') and constructed of wood (with a top cap), stone, brick, or other material approved by the Commission. Chain link fencing shall be prohibited. All required landscaping shall be outside of the required privacy fence between the between the street right-of-way and subdivision lots. In lieu of the required privacy fence, a landscaped berm, meeting the requirements of Section 149.2.7, may be proposed.

149.2.7. Arterial Streets. Perimeter buffers abutting an arterial street shall have a minimum width of twenty feet (20'). An earthen berm at least six feet (6') in height shall be required within the perimeter buffer. The earthen berm shall be landscaped in accordance with Section 149.2.4. The earthen berm shall not be required within seventy-five feet (75') of a subdivision entrance.

149.2.8. Irrigation. An irrigation system within the required perimeter buffer shall be required. The irrigation system shall be maintained by the developer and/or a Homeowner's Association.

149.2.9. Maintenance. The required perimeter may be deeded to the City of Perry with the approval of City Council. However, all maintenance and costs associated with the required perimeter buffer shall be the responsibility of the developer and/or Homeowner's Association. If the required perimeter buffers are not adequately maintained the city shall take corrective action and place a lien on all properties within the subdivision.

149.2.10. Plans. Perimeter buffer plans depicting landscaping, irrigation, fencing and earthen berms, where required, shall be submitted with the preliminary subdivision plat. The Commission has the authority to modify or waive these requirements when deemed appropriate.