

Attachment "2"

SUBDIVISION REGULATIONS OF LAWRENCEVILLE, GEORGIA

1986

TABLE OF CONTENTS

<u>TITLE</u>		<u>PAGE NUMBER</u>
ARTICLE I	<u>GENERAL PROVISIONS</u>	1 - 4
	1.1 SHORT TITLE	
	1.2 AUTHORITY	
	1.3 JURISDICTION	
	1.4 POLICY	
	1.5 PURPOSES	
	1.6 INTERPRETATION, CONFLICT AND SEPARABILITY	
	1.7 SAVING PROVISION	
	1.8 ADOPTION AND AMENDMENTS	
	1.9 CONDITIONS	
	1.10 VARIANCES	
	1.11 APPEALS	
	1.12 ENFORCEMENT, VIOLATIONS AND PENALTIES	
ARTICLE II	<u>SCOPE OF REGULATIONS</u>	5 - 6
	2.1 APPLICABILITY	
ARTICLE III	<u>DEFINITIONS</u>	7 - 13
	3.1 USAGE	
	3.2 WORDS AND TERMS DEFINED	
ARTICLE IV	<u>SUBDIVISION APPLICATION PROCEDURE AND APPROVAL PROCESS</u>	14 - 18
	4.1 GENERAL PROCEDURE	
	4.2 SUBDIVISION REVIEW PROCEDURE	
	4.3 DOCUMENTS SUBMITTAL SCHEDULE	
	4.4 RESUBDIVISION (AMENDMENT TO PLATS)	
	4.5 SUBDIVISIONS WITH PRIOR APPROVAL	
	4.6 RECREATIONAL FACILITY, PRIVATE IN SUBDIVISIONS WITH PRIOR APPROVAL	
ARTICLE V	<u>SPECIFICATIONS FOR DOCUMENTS TO BE SUBMITTED</u>	19 - 28
	5.1 SKETCH PLAT	
	5.2 PRELIMINARY PLAT	
	5.3 CONSTRUCTION PLANS	
	5.4 FINAL PLAT	
	5.5 REVISIONS	
	5.6 RECORDATION	
	5.7 RECORDATION FEE	

TABLE OF CONTENTS

- continued -

<u>TITLE</u>		<u>PAGE NUMBER</u>
ARTICLE VI	<u>ASSURANCE FOR COMPLETION AND MAINTENANCE OF IMPROVEMENTS</u>	29 - 30
	6.1 IMPROVEMENTS AND GUARANTEES	
	6.2 INSPECTION OF IMPROVEMENTS	
	6.3 MAINTENANCE OF IMPROVEMENTS	
ARTICLE VII	<u>REQUIREMENTS FOR IMPROVEMENTS, DESIGN AND CONSTRUCTION</u>	31 - 48
	7.1 GENERAL PROVISIONS	
	7.2 IMPROVEMENTS REQUIRED	
	7.3 LOT SPECIFICATIONS	
	7.4 PRESERVATION OF NATURAL FEATURES AND AMENITIES	
	7.5 SEEDING	
	7.6 <u>NON-RESIDENTIAL SUBDIVISION AND PLANNED DEVELOPMENT CENTER</u>	
ARTICLE VIII	<u>CONSTRUCTION SCHEDULE</u>	49
	8.1 PRIOR APPROVAL	
	8.2 GRADING	
	8.3 UTILITIES	
	8.4 INSPECTIONS	
	8.5 SALE AND TRANSFER	
	8.6 BUILDING PERMITS	
	8.7 OCCUPANCY	
	8.8 EFFECTIVE DATE	

ARTICLE I

GENERAL PROVISIONS

SECTION 1.1 SHORT TITLE      These regulations shall hereafter be known, cited and referred to as the "Subdivision Regulations of Lawrenceville, Georgia."

SECTION 1.2 AUTHORITY      By authority of ordinance of the City of Lawrenceville adopted pursuant to the powers and jurisdictions vested through the Georgia State Constitution and other applicable laws, statutes, ordinances, and regulations of the State of Georgia, the City does hereby exercise the power and authority to review and approve or disapprove plats for the subdivision of land within the incorporated areas of the City which show lots, blocks or sites with or without new streets or highways.

In order that land may be subdivided in accordance with these purposes and policy, these subdivision regulations are hereby adopted.

SECTION 1.3 JURISDICTION      These regulations shall control the subdivision of residential and non-residential land within the incorporated areas of the City of Lawrenceville.

SECTION 1.4 POLICY      In the interest of orderly, planned, efficient and economical development and furtherance of the general health, safety and welfare of the City and its citizens; it is hereby declared to be the policy of the City to consider the subdivision of land and its development to be subject to the control of the City and to ensure consistency with the Land Use Plan.

Land to be subdivided shall be of such character that it can be used safely for building purposes without danger to health or peril from fire, flood, or other menace and that it can be serviced with those public facilities deemed necessary and appropriate for such development by the City of Lawrenceville.

The existing and proposed public improvements shall conform with and be properly related to the proposals shown in the land use plan and it is intended that these Regulations shall supplement and facilitate the enforcement of the provisions and standards contained in building and housing codes, the zoning ordinance, the land use plan, and capital budget and program of the City.

SECTION 1.5 PURPOSES

These Regulations are adopted for the following purposes:

1. To encourage the development of an economically sound and stable community so as to help conserve and protect the natural, economic, and scenic resources of the City of Lawrenceville.

2. To assure the provision of required streets, utilities, and other facilities and services to both residential and non-residential subdivision developments.
3. To assure the adequate provisions of safe and convenient access and circulation, both vehicular and pedestrian and to help insure that all lots will be accessible to fire fighting equipment and other emergency and service vehicles.
4. To insure adequate drainage by providing for the proper layout of streets and lots, thereby reducing maintenance problems.
5. To promote a safe and healthy environment.
6. To assure adequate identification of property on the public roads.
7. To encourage and insure the compatible development of the community in accordance with the land use plan.

SECTION 1.6 INTERPRETATION, CONFLICT AND SEPARABILITY In their interpretation and application, the provisions of these Regulations shall be held to be the minimum requirements for the promotion of the public health, safety, and general welfare.

1. Conflict with Public and Private Provisions: Where any provision of these Regulations imposes restrictions different from those imposed by any other provisions of these Regulations or any other ordinance, rule or regulation, or other provision of law, whichever provisions are more restrictive or impose higher standard shall control. The City does not exercise any control or enforcement over deed restrictions, covenants or any other restrictions imposed by a developer.
2. Separability: If any provision of these Regulations or the application thereof to any person or circumstances shall be invalid or unenforceable to any extent, the remainder of these Regulations and application of such provisions to other persons or circumstances shall be enforced to the greatest extent permitted by law.

SECTION 1.7 SAVING PROVISION Adoption of these Regulations shall not affect any prior actions taken by the City under prior existing subdivision regulations, nor shall the adoption hereof affect the liability of any person, or waive any rights obtained by any person under prior existing subdivision regulations.

SECTION 1.8 ADOPTION AND AMENDMENTS The Planning Commission at its own initiative, or upon referral from the City Council may recommend amendments to these Regulations. Any amendment to this document shall be heard by the Planning Commission who shall make a recommendation to the City Council regarding approval or denial. Prior to acting on any proposed amendment, the City Council shall hold a public hearing on the amendment, having first published a notice of the time and place of the hearing in a newspaper of general circulation in the City of Lawrenceville at least fifteen (15) days, but not more than forty-five (45) days prior to such hearing.

Before the Planning Commission can consider a request for a variance to these Subdivision Regulations, a notice of the public hearing of the Planning Commission shall be published in a newspaper of general circulation in the City of Lawrenceville at least fifteen (15) days, but not more than forty-five (45) days, prior to such hearing and such notice shall include the time, place, and purpose of the hearing.

SECTION 1.9 CONDITIONS Regulation of the subdivision of land and the attachment of reasonable conditions to land subdivision is an exercise of valid police power delegated by the State to the City. The subdivider has the duty of compliance with these Regulations and any reasonable conditions imposed by the Council or the Planning Commission for design, dedication, improvement, planning, etc. so as to conform to the physical and economical development of the City and to the safety and general welfare of the future lot owners in the subdivision and of the community at large.

SECTION 1.10 VARIANCES Where the Planning Commission finds that extraordinary hardships or practical difficulties may result from strict compliance with these regulations and/or the purposes of these regulations may be served to a greater extent by an alternative proposal, it may approve variances to these Subdivision Regulations so that substantial justice may be done and the public interest secured, provided that such variance shall not have the effect of nullifying the intent and purpose of these Regulations; and further provided the Planning Commission shall not approve variances unless it shall make findings based upon the evidence presented to it in each specific case that:

1. The granting of the variance will not be detrimental to the public safety, health, or welfare or injurious to other property;
2. The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property.

3. Because of the particluar physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these Regulations are carried out;
4. The variances will not in any manner vary the provisions of the Zoning Ordinance.

A petition for any such variance shall be submitted in writing by the subdivider at the time when the preliminary plat is filed for the consideration of the Planning Commission. The petition shall state fully the grounds for the application and all of the facts relied upon by the petitioner.

SECTION 1.11 APPEALS Appeals from decisions rendered by the Planning Commission shall be taken to the City Council. All appeals shall be filed with the City Council within thirty (30) days of the date of the Planning Commission decision. Appeals to the Council go to the Clerk of Gwinnett County Superior Court.

SECTION 1.12 ENFORCEMENT, VIOLATIONS AND PENALTIES It shall be the duty of the Planning Commission, City Planner and the Planning, Zoning and Inspection Department to enforce these Regulations and to bring to the attention of the City Attorney any violations or lack of compliance herewith.

No building permit shall be issued for the construction of any building or structure located on a lot or plat subdivided or sold in violation of the provisions of these Regulations. The Planning, Zoning and Inspections Department determines when a violation has occurred.

Any person, firm or other legal entity who fails to comply with, or violates any of these Regulations shall be subject to a fine of not more than \$1,000.00, and in addition shall pay all costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense.

Nothing herein shall limit the City from pursuing any action at law or in equity available to the City for the purpose of enforcing these Regulations.

## ARTICLE II

### SCOPE OF REGULATIONS

SECTION 2.1 APPLICABILITY      These Regulations shall apply as follows:

1. Any person proposing to subdivide land within the City shall submit to the Planning Commission plats of the proposed subdivision which shall conform to all requirements set forth in these Regulations.
2. No subdivider shall proceed with construction of any improvements on a proposed subdivision before obtaining Preliminary Plat Approval from the Planning Commission and approval of construction plans by the City Engineer, as certified thereon.
3. No subdivider shall sell any lot in a proposed subdivision until the Final Plat has been given approval by the Planning Commission, and Mayor, as certified thereon, and properly recorded. No plat of a subdivision shall be filed or recorded in the Office of the Clerk of Gwinnett County Superior Court until it shall have been submitted to and approved by the Planning Commission and such approval entered in writing on the Final Plat by the Chairman of the Planning Commission, and Mayor.
4. No land indicated as a public street shall be accepted, opened, or improved unless such street has received the legal status of a public street under prior existing regulations, or unless such street corresponds in its location and lines with a street shown on a plat approved by the Planning Commission, and Mayor. No utilities or other facilities shall be installed on land dedicated as a public street unless such street has received the legal status of a public street under prior existing regulations or unless such street corresponds in its location and lines with a street shown on a plat approved by the Planning Commission and Mayor. However, the City Council may locate and construct or may accept land dedicated for use as a public street provided that the ordinance or other measure seeking such approval is first submitted to the Planning Commission for review and comment.
5. No plat of a land subdivision within the incorporated area of Lawrenceville shall be accepted for recording in the office of the Clerk of Gwinnett County Superior Court except the Final Plat which bears an inscription of final approval by the Planning Commission and Mayor.

6. No building permit shall be issued for, and no building or other structure shall be erected on any lot within the City, unless such lot has access to a street which shall have been accepted or opened as, otherwise shall have received the status of, a public street, or which corresponds in its location and lines with a street shown on a plat made and adopted by the Planning Commission, and Mayor.

## ARTICLE III

### DEFINITIONS

SECTION 3.1 USAGE For the purpose of these Regulations, certain numbers, abbreviations, terms and words used herein shall be used, interpreted, and defined as set forth in this section.

Unless the context clearly indicates to the contrary, words used in the present tense include the future tense; words used in the plural number include the singular; the word "herein" means "in these Regulations.";

Words or phrases not defined herein shall be considered to have a definition consistent with generally accepted planning principles or shall be defined in a dictionary.

SECTION 3.2 WORDS AND TERMS DEFINED For the purposes of this Regulation, words and terms used herein are defined as follows:

ALLEY: A street which affords only secondary means of access to abutting property, and not intended for general traffic.

APPEAL: The process by which an aggrieved party may petition for review of a decision made by an official or department of City government.

BLOCK: A tract of land bounded by streets, or by a combination of streets and public parks, cemeteries, railroad right-of-ways, shorelines of waterways, or boundary lines of municipalities or counties.

BUILDING: Any structure built for the support, shelter or enclosure of persons, animals, chattels, or property of any kind which has enclosing walls for fifty (50) percent of its perimeter. The term "building" shall be as if followed by the words "or part thereof". )For the purpose of these Regulations each portion of a building separated from other portions by a fire wall shall be considered as a separate building). For the purpose of area and height limitations this definition shall be applicable to sheds and open shed.

BUILDING HEIGHT: The vertical distance measured from the average elevation of the proposed finished grade of the lot at the front of the building to the highest point of the coping of a flat roof, to the average height level between the eaves and ridge of gable, hip, and gambrel roofs, and to the deck line in the case of a mansard roof.

BUILDING INSPECTOR: The authorized building inspector for the City of Lawrenceville, Georgia.

BUILDING LINE (SETBACK): The line established by law past which a building shall not exceed as determined by front, side and rear yards herein.

BUILDING PERMIT: A written permit issued by the Building Inspector, authorizing construction, renovation, or repairs to a structure.

BUILDING, PRINCIPAL: A building in which is conducted the predominant use of the lot on which it is situated.

CITY: The City of Lawrenceville, Georgia.

CITY COUNCIL: The Mayor and City Council of the City of Lawrenceville.

CITY ENGINEER: The City Engineer of the City of Lawrenceville.

CITY PLANNER: The City Planner of the City of Lawrenceville.

COMMON AREAS: Those portions of a site and/or building(s) collectively owned or controlled.

CONDOMINIUM: The ownership in fee simple title of a single unit in a multi-unit structure and undivided ownership, in common with other purchases, of the common elements of the structure and including the land and its appurtenances.

CONSTRUCTION PLANS: The maps or drawings accompanying a subdivision plat and showing the specific location and design of the improvements to be installed in the subdivision in accordance with the requirements of the City Engineer as a condition of the approval of the plat.

CROSSWALK: A right-of-way within a block dedicated to public use, ten (10) feet or more in width, intended primarily for pedestrians and from which motor propelled vehicles are excluded.

CUL-DE-SAC: A street having one end open to traffic, the other end being permanently terminated by a vehicular turnaround.

DECELERATION LANE: An additional traffic lane that permits cars to reduce speed or gain speed when entering or exiting from the main flow of traffic.

DOUBLE FRONTAGE LOT: A lot having frontage on two (2) streets, as distinguished from a corner lot.

DRAINAGE EASEMENT: An area set aside for the purpose of transporting storm water.

DRIVEWAY: An accessway connecting one or more dwelling units and/or their parking spaces with a street.

EASEMENT: A liberty, privilege or advantage which one may hold to use a tract of land belonging to another person.

ENGINEER: A registered, professional engineer, licensed by State of Georgia.

GRADING: Any land disturbing activity including clearing and grubbing, stripping, cutting, filling, and stockpiling of land in its cut or filled condition or any combination thereof.

IMPROVEMENTS GUARANTEE: A guarantee in the form of a bond or letter of credit to insure completion of required subdivision improvements.

HEALTH DEPARTMENT: The County Health Department of Gwinnett County which is duly authorized to perform health services in the County.

LAND USE PLAN: A development plan or any part thereof adopted by the City Council which indicated the general location for the various physical classes of public works, places, and structures and depicting the general planned physical development of the City.

LARGE-LOT (ESTATES) SUBDIVISION: A subdivision consisting of five or more lots or building sites containing a minimum of one acre of land area per lot for the purpose of constructing single-family residential structures.

LOT: A parcel of land occupied or intended for occupancy by one principal building or use, and any accessory building and the use incidental to it. In determining the area and dimensions of a lot, no portion of the right-of-way of a street or crosswalk may be included.

LOT AREA: The computed ground area inside the lot lines.

LOT, CORNER: A lot abutting on two or more streets at their intersection.

LOT COVERAGE: The computed ground area occupied by all buildings and parking areas within a lot.

LOT DEPTH: The mean horizontal distance between the front and rear lot lines.

LOT, INTERIOR: A lot other than a corner lot or double frontage lot.

MAJOR SUBDIVISION: All subdivisions not classified as minor subdivisions, including, but not limited to subdivisions of six (6) or more lots, or any size subdivision requiring any new street, public or private.

MINOR SUBDIVISION: A division of land into not more than five (5) lots provided that:

1. Each lot in the proposed subdivision abuts an existing street.
2. The proposed subdivision shall be directly accessible to existing required improvements, such that all that shall be necessary in connection to existing utilities and other existing facilities.
3. The combination or recombination of portions of previously platted lots is permitted where the total number of lots is not increased and the resultant lots comply with the standards of the Regulations and all other ordinances and resolutions of the City.

NON-RESIDENTIAL SUBDIVISION: A subdivision for commercial or industrial purposes.

OPEN SPACE: A parcel or parcels of land or an area of water or a combination of both land and water owned by individuals, in common ownership or by the City, within the site designed for development, designed and intended for the use and enjoyment of residents of the development or for the general public, not including streets or off-street parking areas.

OUTLOT: Lots which are either unbuildable or not intended for development, and are allowed only for aesthetics, safety, common use or the public good.

OWNER: Any individual, firm association, syndicate, partnership, corporation, trust or any other legal entity having sufficient (51 percent) proprietary interest in the land sought to be subdivided to commence and maintain proceedings for the subdivision of the same under these Regulations.

PARCEL: A general term including all plots of land shown with separate identification on the Official Gwinnett County Tax Appraisal Maps.

PERSON: Includes individuals, firms, partnerships, corporations, associations, organizations, trusts, companies, governmental bodies and all other legal entities.

PLANNED CENTER DEVELOPMENT: An area of a minimum contiguous size as specified by Section 7.14 C-Planned Center District in the Zoning Ordinance of the City of Lawrenceville, developed according to a plan as a single entity and containing one or more structures with appurtenant common areas.

PLANNING COMMISSION: The Planning and Zoning Board of the City of Lawrenceville.

PLAT, FINAL: The map or plan of record for subdivision and any accompanying material, as required in these Regulations.

PLAT, PRELIMINARY: The preliminary drawing or drawings, described in these Regulations, indicating the proposed manner or layout of the subdivision to be submitted to the Planning Commission for approval.

PROFESSIONAL REPRESENTATIVE: A person or firm designated by a property owner or developer to represent their interest throughout the subdivision application procedure and approval process.

PUBLIC IMPROVEMENT: Any drainage ditch, roadway, parkway, sidewalk, pedestrianway, tree, lawn, off-street parking area, lot improvement, or responsibility for maintenance and operation.

PUBLIC STREET: A street over which the general public has acquired the right of use.

PUBLIC UTILITIES: Water, gas, sanitary and storm sewer, electrical and communications lines and facilities.

RECREATION FACILITY, PRIVATE: A place designed and equipped for the conduct of sports, leisure time activities and other customary and usual recreational activities. Private recreational facilities are operated by a non-profit organization, and open only to bona fide members and guests of such non-profit organization.

RESUBDIVISION: A change in a map of an approved or recorded subdivision plat if such change affects any street layout on such map or area reserved thereon for public use, or any lot line.

RIGHT-OF-WAY: A strip of land occupied or intended to be occupied by any or all of the following: a street, crosswalk, railroad, road, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, shade trees, or other special use. The usage of the term "right-of-way" hereafter established and shown on a final plat is to be separate and distinct from the lots or parcels adjoining such right-of-way and not included within the dimensions or areas of such lots or parcels.

RIGHT-OF-WAY WIDTH: The distance between property lines measured at right angles to the centerline of the street.

SHOULDER: That portion of a street or road from the outer edge of the paved surface or back of curb to the inside edge of the ditch or gutter or original ground surface.

SIDEWALK: The portion of the right-of-way which is parallel to the street or road which is intended for pedestrian traffic.

SKETCH PLAT: A generalized sketch of the proposed subdivision submitted prior to the preparation of the preliminary plat to enable the subdivider to reach general agreement with the City Planner and City Engineer as to the form of the plat and compliance with the objectives of these Regulations.

STREET: A right-of-way for vehicular traffic whether designated as street, highway, thoroughfare, parkway, expressway, freeway, road, avenue, drive, expressway, freeway, boulevard, lane, place, circle or otherwise (see also the definition for public way, private street, private access drive, and right-of-way). Various classifications of streets may be defined as follows:

1. Arterial: A street which is used primarily for fast and heavy traffic flow; is of considerable continuity; and is used as a traffic artery for intercommunication among large areas.
2. Major Collector: A street which carries traffic from activity centers and minor collector streets to arterial streets and streets of higher classification.
3. Minor Collector: Principal entrance streets to subdivisions and the main streets for circulation within a subdivision which serve a network of four or more local streets. Minor collector streets are designed so that traffic circulation in a subdivision would cause such a street to be used as a link between local streets and major collector or arterial streets.
4. Local: A street used primarily for access to abutting properties as opposed to the collection and dispersion of traffic.
5. Cul-De-Sac: A local street with only one (1) outlet, closed and terminated by a vehicular turnaround.
6. Marginal Access: A street which is parallel to, and adjacent to an arterial street or highway and which provides access to abutting properties and protection from through traffic.

STREET GRADE: The grade of the centerline of a street measured at any point along the street expressed as a percent.

STREET, CITY: A street which is owned or maintained by the city of Lawrenceville.

STREET, COUNTY: A street which is owned or maintained by Gwinnett County.

STRUCTURE: Anything constructed or erected, the use of which requires a location on the ground, or attached to something having a location on the ground.

SUBDIVIDER: Any person, or agent thereof, dividing or proposing to divide land so as to constitute a subdivision.

SUBDIVISION: Any land, which is divided or proposed to be divided into two (2) or more lots or parcels. The following are not included within this definition:

1. The combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots are equal to the standards of these regulations;
2. The division of land into parcels of five acres or more where no new street is involved.

SURVEYOR: A registered, practicing surveyor, licensed by the State of Georgia.

VARIANCE: A variance is a relaxation of the terms of these Regulations where such variance will not be contrary to the public health, safety and welfare and where, owing to conditions peculiar to the property, and not the result of actions of the subdivider or owner, a literal enforcement of these Regulations would result in unnecessary and undue hardship.

ZONING ORDINANCE: The zoning ordinances of the City of Lawrenceville.

## ARTICLE IV

### SUBDIVISION APPLICATION PROCEDURE AND APPROVAL PROCESS

SECTION 4.1 GENERAL PROCEDURE Whenever any subdivision of land is proposed, and prior to issuing any permit for erection of a structure in such proposed subdivision, the owner, subdivider, or authorized agent shall apply for, and secure approval of such proposed subdivision in accordance with the following procedure, which includes one (1) step for a minor subdivision and four (4) steps for a major subdivision:

1. Minor Subdivision
  - A. Final Plat
  
2. Major Subdivision
  - A. Sketch Plat - any proposed recreational facility, private, shall be shown.
  - B. Preliminary Plat
  - C. Construction Plans
  - D. Final Plat

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

### SECTION 4.2 SUBDIVISION REVIEW PROCEDURE

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

1. Minor Subdivisions
  - A. The subdivider and his/her professional representative shall meet with the City Planner and City Engineer to review the proposed subdivision and to insure compliance with these, and other appropriate City ordinances and regulations.
  - B. An original reproducible of the final plat shall then be submitted to the Planning, Zoning and Inspection Department and all appropriate fees paid.
  - C. Subdivider is to provide satisfactory evidence of improvements installation or provide adequate guarantee of such improvements.
  - D. The City Planner and City Engineer shall review the final plat and approve or disapprove said plat within five (5) working days.
  - E. The Final Plat when approved shall be submitted to the Planning Commission for informational purposes.

- F. The approved Final Plat is to be recorded in the office of the Clerk of Gwinnett County Superior Court within sixty (60) days of the date of approval.

2. Major Subdivisions

- A. Twelve (12) copies of the Sketch Plat shall be submitted to the Planning, Zoning and Inspections Department no later than fifteen (15) days prior to the date of the Planning Commission meeting at which it is to be reviewed. Appropriate review fees are to be paid by the subdivider at the time of submittal. Any proposed recreational facility, private, shall be shown.
- B. The Subdivider and his/her professional representative shall meet with the City Planner and City Engineer to review the Sketch Plat. This meeting shall occur at the beginning of the fifteen (15) day period or sooner to facilitate Sketch Plat review and modifications, if necessary. The Planning Commission shall review the Sketch Plat at its regularly scheduled meeting date.
- C. When the Sketch Plat has been approved by the City Planner and City Engineer and Planning Commission, the City Council shall conduct its review at the regularly scheduled meeting date.
- D. Once the Sketch Plat is approved by the City Council the subdivider shall begin preparation of a Preliminary Plat.
- E. No later than fifteen (15) days prior to the meeting date of the Planning Commission the subdivider shall submit eight (8) copies of Preliminary Plat to Planning, Zoning and Inspection Department for review, local distribution, and appropriate fees are to be paid.
- F. The subdivider shall also deliver one (1) copy of the Preliminary Plat to the following Gwinnett County departments for review and approval:
1. Water Department
  2. Health Department (if subdivision is served by septic tank systems).
  3. Water Pollution Control Department (if subdivision is to be served by a community sewer system).
  4. Fire Department
  5. Engineering Department (for drainage review).
  6. Soil Conservation Service (USDA) (for additional erosion control measures).

- G. The City Planner and City Engineer shall utilize the fifteen (15) day period prior to the Planning Commission meeting date to review the Preliminary Plat. 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 eight (8) copies of a revised plat submitted prior to the Planning Commission meeting date. The subdivider shall also bring evidence of approval of those county departments listed in Paragraph F above to the Planning Commission meeting.
- H. At the meeting, the Planning Commission shall approve, subject to modifications, table, or disapprove the Preliminary Plat. If approval is given subject to modifications, the required modifications shall be provided to the subdivider in writing, and all modifications shall be made and approved by the City Planner and City Engineer prior to issuance of a grading permit. If the Preliminary Plat is disapproved, the Planning Commission shall notify the subdivider in writing, citing the reasons for disapproval. The action of the Planning Commission shall be noted on the original of the Preliminary Plat, which shall be returned to the subdivider.
- I. Preliminary Plat approval is tentative, pending submission of a Final Plat and is valid for a period not to exceed twelve (12) months, after which it shall expire. The Mayor of the City shall approve the plat subsequent to all other approvals.
- J. A grading permit shall be issued subsequent to Preliminary Plat approval. Grading permit requires fee payment upon application. The Director of Planning shall issue grading permits.
- K. Two (2) copies of Construction Plans depicting the design of all required improvements shall be submitted after, or as a part of Preliminary Plat approval to the Planning, Zoning and Inspections Department for review by the City Engineer prior to installation of any improvements. All review fees shall be paid at this time.
- L. Upon securing approval of Construction Plans the subdivider may proceed with the installation of required improvements.
- M. Within twelve (12) months from the date of Preliminary Plat approval, three (3) copies of a Final Plat for one or more phases of the subdivision shall be submitted to the Planning and Zoning Department at least (15) days prior to the date of the meeting of the Planning Commission and all appropriate fees paid. The subdivider shall also provide satisfactory evidence of improvements installation or 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 Planning Commission. Said extension must be applied for in writing by the subdivider. If a plat is voided, in order for the subdivision process to continue, a new sketch plat must be submitted.

- N. At the meeting, the Planning Commission 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 Planning Commission shall notify the subdivider in writing, citing the reason for disapproval. If the Final Plat is approved, the Mayor of the City shall sign the plat subsequent to staff approval.
- O. When all improvements required by these Regulations have been made, the subdivider shall provide to the City Engineer one (1) complete set of as-built drawings depicting the subdivision and all improvements. A letter from the subdivider's registered professional engineer shall accompany this submittal and certify that all improvements have been installed in substantial accordance with the construction plans previously submitted to, and approved by the City Engineer, except for listed deviations.
- P. The approved Final Plat is to be recorded in the office of the Clerk of Superior Court within sixty (60) days of the date of Final Plat approval.
- Q. After Final Plat approval, lots may be sold, and building permits issued.

SECTION 4.3 DOCUMENTS SUBMITTAL SCHEDULE In order to process subdivision applications, the following schedule shall be adhered to:

- 1. Minor Subdivision
  - A. Final Plat - By advance appointment with the City Planner and City Engineer.
- 2. Major Subdivision
  - A. Sketch Plat - By advance appointment with the City Planner and City Engineer and at least fifteen (15) days prior to the Planning Commission meeting at which time the Sketch Plat will be reviewed. The location of any proposed recreation facility, private shall be shown on the Sketch Plat. The Sketch Plat will also be reviewed at the next regularly scheduled City Council Meeting following the Planning Commission Meeting.
  - B. Preliminary Plat - Fifteen (15) days prior to the date of the Planning Commission meeting at which the plat shall be reviewed. (B) Preliminary Plat and (C) Construction Plans may be combined.
  - C. Construction Plans - Within twelve (12) months subsequent to Preliminary Plat approval, but prior to installation of any required improvements.
  - D. Final Plat - Fifteen (15) days prior to the date of the Planning Commission meeting at which the Final Plat shall be reviewed but not later than twelve (12) months from the date of Preliminary Plat approval.

SECTION 4.4 RESUBDIVISION (AMENDMENT TO PLATS) For any change in a plat of an approved or recorded subdivision plat, if such change affects any street layout shown on such plat, or area reserved thereon for public use, or any lot line, or if it affects any plat or plan legally reached prior to the adoption of any regulations controlling subdivisions, such change shall be submitted to the Planning, Zoning and Inspections Department for review by the City Planner and City Engineer shall approve or disapprove the resubdivision.

SECTION 4.5 SUBDIVISIONS WITH PRIOR APPROVAL Subdivisions which are entirely developed or which have received Preliminary Plat approval prior to adoption of this Regulation shall be permitted to proceed in accordance with the construction standards in effect at time of approval of the Preliminary Plat. This provision shall expire three (3) years after date of adoption of this Regulation, after which all subdivisions shall conform to these Regulations.

SECTION 4.6 RECREATIONAL FACILITY, PRIVATE, IN SUBDIVISIONS WITH PRIOR APPROVAL

1. For the location of a recreational facility, private in subdivisions which have Preliminary Plat approval or are entirely developed and have an approved or recorded Final Plat, if such location of the recreational facility, private, affects any street layout shown on such plat, or area reserved thereon for public use, or any lot line, or if it affects any plat or plan legally reached prior to the adoption of any regulations controlling subdivisions, or if its location is upon previously unplatted but adjoining property, or upon property not adjoining the subdivision it is intended to serve, the proposed location of said recreational facility, private, shall be submitted to the Planning, Zoning and Inspections Department for review by the City Planner and City Engineer.
2. After review and subsequent written report by the Planning, Zoning and Inspections Department, the proposed location of the recreational facility, private shall be reviewed at the next regularly scheduled City Council Meeting. The City Council shall approve or disapprove the location of any recreational facility, private.
3. In its report to the City Council, the Planning, Zoning and Inspections Department shall consider the following aspects:
  - A. Suitability of the land in relation to the public health, safety, and welfare;
  - B. Sufficient site development area of one (1) to three (3) acres;
  - C. Proximity to existing subdivisions;
  - D. Regard for natural features such as large trees and water courses;
  - E. The location of a recreational facility, private for topographical or other reasons that will not be detrimental to the public safety, health, or welfare or injurious to other property.

ARTICLE V

SPECIFICATIONS FOR DOCUMENTS TO BE SUBMITTED

SECTION 5.1 SKETCH PLAT The sketch Plat shall represent the entire area which the subdivider contemplates developing, including those units/sections not scheduled for immediate development. The Sketch Plat shall clearly indicate the proposed location of a recreational facility, private. Eight (8) copies of the Sketch Plat shall be submitted to the Planning, Zoning and Inspections Department for review with the subdivider and his/her professional representative.

1. Content - The Sketch Plat submitted to the Planning, Zoning and Inspections Department 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(s) owned by the applicant and shall identify the section(s) for which formal plat approval will initially be requested. It shall be prepared at a scale of not more than one inch equals 100 feet and is to include site topography at a contour interval of ten (10) feet or less. The Sketch Plat shall include at minimum the following information:
  - A. Subdivision name and unit if within existing subdivision.
  - B. Proposed name if not within a previously platted subdivision.
  - C. Name, address and telephone number of legal owner or agent of the property.
  - D. Name, address and telephone number of professional representative responsible for subdivision design, for design of improvements, and for surveys.
  - E. Date, scale, north arrow, Land Lot and District number.
  - 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, names 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 and width of proposed streets.
- M. The approximate location of all proposed or existing lots and the square footage of the smallest lot.
- N. The location of flood hazard areas taken from the HUD (FEMA) maps.
- O. Statement of proposed water and/or sewer supply or collection method.
- P. Zoning of subject property and contiguous property.
- Q. Adjacent property owners shown on plat.

SECTION 5.2 PRELIMINARY PLAT The Preliminary Plat shall represent the entire areas which the subdivider contemplates developing, including possible unit divisions not scheduled for immediate development. Eight (8) copies of the Preliminary Plat shall be submitted to the Planning, Zoning and Inspections Department for review and copies shall be transmitted by the subdivider to the appropriate county agencies.

The Preliminary Plat shall be prepared by a licensed land surveyor or registered professional engineer.

1. Content - The Preliminary Plat submitted to the Planning, Zoning and Inspections Department shall be prepared in a legible manner on a reproducible medium. The submittal copies shall consist of black-line or blue-line prints on a white background and the submittal shall include such other documents as necessary to meet the requirements of these Regulations.

The Preliminary Plat shall be prepared at a scale of one inch equals 100 feet or larger. Sheet size is recommended to be twenty-four (24) inches by thirty-six (36) inches, provided however, that more than one sheet may be used to avoid exceeding the prescribed dimensions for sheet size. The Preliminary Plat shall contain the following information:

- A. Name of subdivision.
- B. Names and right-of-way width of all proposed and existing streets.
- C. The name and 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(s), name(s), and addresses of the licensed land surveyor, or registered professional engineer.
- E. Date, numeric and graphic scale, north arrow and space for revisions.

- F. Land Lot and District number.
- G. Vicinity map indicating streets and highways, railroads and other significant features within; or adjacent to the proposed subdivision.
- H. Proposed use of property to be subdivided.
- I. Total acreage, outlot acreage if applicable, acreage of smallest lot, and average lot size.
- J. Present zoning of subject property and adjacent properties.
- K. The location of property with respect to surrounding streets, and the names of adjoining developments.
- L. The metes and bounds description of all boundary lines of the property, to be expressed in feet.
- M. Unit divisions, or staged development, if proposed by the subdivider.
- N. Contour lines at intervals not to exceed two (2) feet, based on sea level datum. The basis for development of contour lines shall be indicated on the plat.
- O. The approximate location and sizes of existing sewers, water mains, drainage or other underground structures within, and immediately adjacent to the subject property.
- P. The location of existing and proposed streets, easements, water bodies, flood hazard areas and floodplains, streams, and other pertinent features such as swamps, railroads, buildings, parks, cemeteries, drainage ditches, bridges and rock outcrops.
- Q. The approximate location and width of proposed streets and a typical cross section.
- R. Reference points from proposed intersections to permanent features.
- S. The location and dimensions of all proposed or existing lots. The minimum front yard setback on all lots and side lot setback for corner lots.
- T. The location, 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, and conditions, if any, of the dedication or reservation.

- U. Sufficient data acceptable to the City Engineer to determine readily the location, bearing (in degrees, minutes and seconds), and length of all property lines, and to reproduce such lines upon the ground; and the location of all proposed monuments. Control survey must close and balance within a tolerance of one foot in ten thousand feet.
- V. Blocks shall be lettered in alphabetical order. The blocks in numbered additions to subdivision bearing the same name shall be lettered consecutively throughout the several additions.
- W. All lots in each block shall be consecutively numbered. Out-lots shall be lettered in alphabetical order.
- X. List of proposed utilities to be located underground and above-ground.
- Y. A statement of the proposed method of water supply, major drainage provisions, and proposed sewerage disposal plans. If the development is to utilize septic tanks, all information required by the Health Department shall be provided, including Health Department's signed approval on the plat.
- Z. The total number of units if not a single-family subdivision.

*NO  
CORRECTION  
REQUIRED*

- ~~AA. Certification for signature of the Chairman of the Planning Commission 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.

SECTION 5.3 CONSTRUCTION PLANS Prior to installation of any required improvements, the subdivider shall submit two (2) copies of Construction Plans to the Planning, Zoning and Inspections Department. No improvements shall be installed until the City Engineer issues a permit for final improvements. Construction Plans shall be prepared by a registered professional engineer.

1. Content - All Construction Plans submitted to the Planning, Zoning and Inspections Department shall be prepared in a legible manner 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 inch equals 100 feet with a contour interval not to exceed two (2) feet. Construction Plans shall be submitted for all required improvements and amended when necessary. The following information shall be depicted:

- A. Profiles showing existing and proposed elevations 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.
- B. Where slopes in excess of 20% occur on cross slopes the City Engineer may require that cross sections of all proposed streets at fifty 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 twenty-five (25) feet inside each property lines. The subdivider's engineer or surveyor shall certify that the centerline of streets are based on a field run survey.
- C. Plans and profiles showing the locations and typical cross-section of street pavements including curbs and gutters, sidewalks if provided, drainage easements, rights-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 other underground utilities or structures. All utilities proposed for location underground shall be duly noted.
- D. Location and size of all existing and proposed drainage structures including catch basins, detention ponds, grates, headwalls and any extensions thereof. The acreage of the drainage area and all pipe and ditch sizing calculations shall be provided.
- ETC* E. Plans and profiles for water and sewer systems and storm drainage pipes.
- F. All information required by City of Lawrenceville construction standards and specifications.
- SCS* G. Sedimentation/Erosion Control Plan.
- EC* H. Hydrological Study.
- ETC* I. Stormwater detention plan with signed approval by County Engineer, or other reviewing body as designated by the City.
- J. Title, name, address, stamp, and signature of professional Engineer and date, including revision dates.
- K. Typical street section to include: asphalt and base thickness, curb, road width, shoulder slope, and right-of-way width.

SECTION 5.4 FINAL PLAT Within twelve (12) months of the date of approval of the Preliminary Plat the subdivider shall submit three (3) copies of the Final Plat to the Planning, Zoning and Inspections Department for review. The Final Plat shall be prepared by a registered land surveyor.

The Final Plat shall conform to the Preliminary Plat. It may represent only that portion of the approved Preliminary Plat which the subdivider proposes to develop and record at this time.

1. Content - The Final Plat submitted to the Planning Section shall conform to the Preliminary Plat and shall be prepared in ink on a reproducible medium. The submittal copies shall consist of black-line or blue-line prints on a 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 inch equals 100 feet or larger. Sheet size shall be twenty-four (24) inches by thirty-six (36) inches, or other acceptable size. If the entire Final Plat cannot be depicted on one sheet, the plat may be drawn on two or more sheets with an index provided on each sheet. The Final Plat shall contain the following information:

- A. Name of subdivision.
- B. Name, address and telephone number of subdivider.
- C. Date of survey; date of plat drawing; graphic scale; north arrow with reference of bearings to Magnetic, True, or Grid North.
- D. Location of tract (land district and land lot), and acreage.
- E. If part or 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 re-subdivided.
- F. Index map, when more than one 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 distances 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 ten thousand feet.

- 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 Evaluations, or flood insurance rate map elevations. The benchmark used shall be given with the data used.
- J. Municipal, County or Land Lot lines accurately tied to the boundary line of the subdivision by distance and angles, when such lines traverse 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 walks. Street center lines showing angles of deflection, angles of intersection, 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, bearings to the nearest second, necessary internal angles, arcs, and chords, and tangents of radii of rounded corners.
- M. Building set-back lines, 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 building line shall be shown, or certified by the surveyor as meeting the minimum requirements.
- O. Blocks lettered alphabetically within each block; lots or sites numbered in numerical order.
- P. Location, dimensions and purposes of: easements, including slope easements, public service utility right-of-way lines, areas (other than streets) to be reserved, donated, or dedicated to the public; sites for other than residential use, with notes stating their purpose and limitations; and of any areas to be reserved by deed covenant for common uses of all property owners.
- Q. The square footage of the smallest lot.
- R. Accurate location, material and description of monuments and markers. Monuments to be placed after final street improvements shall be designated as "future".

S. Certifications for Final Plat approval:

1. OWNER'S ACKNOWLEDGEMENT

The owner of the land shown on this plat and who in person or through a duly authorized agent, acknowledge that this plat was made from an actual survey and dedicates to the use of the public forever, all streets, alleys, parks, water courses, drains, easements and public places hereon shown for the purpose and considerations herein expressed.

\_\_\_\_\_  
(Owner)

2. ENGINEER'S OR SURVEYOR'S ACKNOWLEDGEMENT

I hereby certify that the plat shown and described hereon is a true and correct survey made on the ground under my supervision that the monuments have been placed as shown thereon, and is to the accuracy and specifications required by the City of Lawrenceville.

\_\_\_\_\_  
Registered Engineer No. \_\_\_\_\_  
or  
Registered Ga. Land Surv. No. \_\_\_\_\_

3. CERTIFICATION OF CITY

This plat has been submitted to and considered by the City and is approved, subject to the installation of streets, utilities, and other improvements in an acceptable manner and according to City Specifications.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_.

\_\_\_\_\_  
(For the City of Lawrenceville, Ga.)

4. CERTIFICATION OF PLANNING COMMISSION CHAIRMAN

I hereby certify that the subdivision plat shown hereon has been found to comply with the Land Use Plan, and the City of Lawrenceville Subdivision and Zoning Regulations.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_.

\_\_\_\_\_  
(Planning Commission Chairman)

5. CERTIFICATION OF CITY ENGINEER

This plat has been submitted to and considered by the City Engineer and is approved, subject to the installation of streets, utilities, and other improvements in an acceptable manner and according to City Specifications.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_.

\_\_\_\_\_  
(For the City of Lawrenceville, Ga.)

6. CERTIFICATION OF PLANNING DIRECTOR

I hereby certify that the subdivision plat shown hereon has been found to comply with the Land Use Plan, and the City of Lawrenceville Subdivision and Zoning Regulations.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_.

\_\_\_\_\_  
(Planning Director)

- T. Fire Department and Health Department approval.
- U. Location of flood hazard areas taken from the HUD (FEMA) Maps. If none, a note to that effect must appear on the Final Plat.
- V. Note: "The City of Lawrenceville assumes no responsibility for overflow, or erosion of natural or artificial drains beyond the point shown on the approved and recorded subdivision plat."

The Final Plat shall be accompanied by statements of deed restrictions (covenants) which the subdivider intends to apply to the subdivision. All deed restrictions shall meet or exceed the requirements contained in this Regulation and the requirements of Zoning Ordinance.

SECTION 5.5 REVISIONS No change, erasure, or revision shall be made on any Preliminary or Final Plat, nor on accompanying data sheets after approval of the Planning Commission has been endorsed in writing on the plat or sheets unless authorization for such changes has been granted in writing by the Planning Commission. In no case shall the Planning Commission approve a revision thereof unless the fact that it is a revised plat is clearly stated thereon.

SECTION 5.6 RECORDATION: The recordation of approved Final Plats shall be done as follows: An approved Final Plat on mylar or other reproducible medium, shall be used for the original signatures of all official approvals. This signed mylar shall be used to create another mylar cepia for copies of the approved final plat, as needed by builders and others.

The Developer shall record the Final Plat with the Gwinnett Clerk of the Superior Court within one week of obtaining proper signatures. The copy of the Final Plat on mylar cepia shall be returned to the City of Lawrenceville Planning, Zoning and Inspections Department to remain on file.

## ARTICLE VI

### ASSURANCE FOR COMPLETION AND MAINTENANCE OF IMPROVEMENTS

SECTION 6.1 IMPROVEMENTS AND GUARANTEES Before the Final Plat is signed by the Planning Commission and Mayor, the subdivider shall be required to complete, or provide improvement guarantees for all the street, utility, and other improvements as required in these Regulations.

1. Completion of Improvements: The City Engineer must certify that all required improvements have been satisfactorily installed.
2. Improvement Guarantees: The subdivider may provide improvement guarantees at the time of application for Final Plat approval in an amount approved by the City Engineer as sufficient to secure to the City Council the satisfactory construction, installation, and dedication of the incompleted portion of required improvements. Improvement guarantees may take the form of either a bond, a certified check or a letter of credit from a local lender (certified checks shall be deposited by the City). 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. Checks will be cashed and held in escrow in an interest bearing account with interest therein accruing in favor of the Subdivider, upon the City's acceptance of the improvement.
3. Costs of Improvements: All required improvements shall be made by the subdivider, at his expense, without reimbursement by the City or by an improvements district therein.
4. Failure to Complete Improvements: In those instances where an improvement guarantee has been posted and required improvements have not been installed within the terms of such guarantees, the City shall call the improvement guarantee due and collect all funds or require that all the 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 City Engineer 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 act of the Mayor and City Council. The approval by the Planning Commission 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.

SECTION 6.2 INSPECTION OF IMPROVEMENTS The City Engineer and Inspections Department shall provide for inspection of required improvements during, and upon completion of installation to ensure satisfactory compliance with provisions of this Regulation.

1. Release or Reduction of Improvement Guarantees: The City will not accept dedication of required improvements, nor release or reduce an improvement guarantee, until the City Engineer has submitted a letter stating that all required improvements have been satisfactorily completed. Upon such approval and recommendation of the City Engineer the City Council shall consider acceptance of the improvements for dedication in accordance with the established procedure.

SECTION 6.3 MAINTENANCE OF IMPROVEMENTS The subdivider shall maintain all required improvements until acceptance of said improvements by the City Council.

1. The applicant shall be required to file a maintenance bond with the City Council, prior to the dedication, in the amount of \$20.00 per linear foot of the total cost of paving, curb, and drainage for a period of ~~two~~<sup>two</sup> year from the date of acceptance of streets by the City Council and dedication of same to the City.

## ARTICLE VII

### REQUIREMENTS FOR IMPROVEMENTS, DESIGN AND CONSTRUCTION

SECTION 7.1 GENERAL PROVISIONS The following provisions shall govern the submittal and review of all plats:

1. Conformance of Applicable 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 Lawrenceville Zoning Ordinance, building and housing codes, and all other applicable laws of the appropriate jurisdictions.
  - C. The special requirements of these regulations and any rules of the Health Department and/or appropriate State agencies.
  - D. The rules of the Georgia Department of Transportation if the subdivision or any lot contained therein abuts a state highway.
  - E. The standards and regulations adopted by the City Engineer.
  - F. Provisions of the Erosion and Sedimentation Control Act and related ordinances.

Plat approval may be withheld if a subdivision is not in conformity with the above guidelines or policies.

With regard to roadway, drainage and utility requirements, alternate design standards may be approved by the City Engineer in accordance with sound engineering practice.

When conflicts exist between these and other public regulations, the stricter regulations shall prevail.

2. Plats Straddling Governmental Boundaries: Whenever access to the subdivision is required across land in another local governmental jurisdiction, the Planning Commission may request assurance from the City Attorney that access is legally established, and from the City Engineer 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, lotlines 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 and points of curvature, lot corners, and tangent points 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 two (2) feet long, driven flush with the ground. Monuments shall be indicated on all plats. Removal of monuments and resetting by anyone other than a registered land surveyor is prohibited.

4. Character of the Land: Land which the City Planner and City Engineer find to be unsuitable for subdivision development due to potential for flooding, poor drainage, steep slopes, rock formations, adverse topography or landforms, 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 are formulated to alleviate these problems by the developer with the concurrence of the City Planner, City Engineer and approved by the Planning Commission.
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 covered by these Regulations. The Planning Commission shall have final authority to approve the name of the subdivision which shall be determined at sketch plat review.

SECTION 7.2 IMPROVEMENTS REQUIRED The following improvements shall be installed by the subdivider in accordance with the design and construction standards contained herein. All such improvements shall be dedicated and conveyed or transferred to and the title shall vest in the City unless otherwise indicated on the recorded plat of subdivision.

All required improvements are to be installed or caused to be installed by the subdivider and the cost of installing improvements other than water and sewer shall be included in the improvement guarantee to be furnished.

1. Streets:

A. General Requirements: Subject to the provisions of these Regulations the following street improvements shall be installed and provided by the subdivider. The improvements shall be conveyed or transferred to, and title shall vest in, the City upon acceptance unless otherwise indicated on the plat.

- 1) Frontage on Improved Roads or Private Access Drives: No subdivision shall be approved unless the area to be subdivided shall have frontage on, and access from an existing Federal, state, county, or city road; or from a private access driveway, providing exclusive unobstructed permanent access. such a street or highway must be improved in accord with these subdivision regulations, with the exception of private access drives.
- 2) Grading and Improvement Plan: Roads shall be graded and improved and conform to City construction standards and specifications and shall be approved as to design and specifications by the city Engineer.

- 3) Topography and Arrangement: At the completion of rough grading activities the subdivider's Engineer shall certify to the City Engineer that grading has been completed and conforms to the plans submitted, or submit "as-built" or "as-graded" profiles.
- a) Roads shall be related appropriately to the topography. Local roads shall be curved wherever possible to avoid conformity of lot appearance and excessive speeds attributed to long straightways. All streets shall be arranged so as to obtain as many as possible of the building sites at, or above, the grades of the streets. Grades of streets shall conform as closely as possible to the original topography. A combination of steep grades and curves shall be avoided. Specific standards are contained in the design standards of these Regulations.
  - b) All streets shall be properly integrated with the existing and proposed system of thoroughfares and dedicated rights-of-way as established by the City.
  - c) Local streets in a subdivision shall be so designed that their use by through traffic will be discouraged.
  - d) Existing streets shall be continued at the same or greater width, but in no case less than the required width.
  - e) All thoroughfares shall be properly related to specific traffic generators such as industries, business districts, schools, churches, and shopping centers; to population densities; and to the pattern of existing and proposed land uses.
  - f) Minor or local streets shall be laid out to conform as much as possible to the topography, to discourage use by through traffic, to permit efficient drainage and utility systems, and to require the minimum number of streets necessary to provide convenient and safe access to property.
  - g) The rigid rectangular gridiron street pattern need not necessarily be adhered to, and the use of curvilinear streets, cul-de-sacs, or U-shaped streets shall be encouraged where such use will result in a more desirable layout.
  - h) All proposed subdivisions shall normally have at least two (2) points of access, and provide for interconnection to similar adjacent uses. Proposed streets shall be extended to the boundary lines of the tract to be subdivided, unless prevented by topography or other physical conditions or unless in the opinion of the Planning Commission such extension is not necessary or desirable for the coordination of the layout of the subdivision with the existing layout of the most advantageous future development of adjacent tracts.

- i) In business and industrial developments, the streets and other accessways shall be planned in connection with the grouping of buildings, location of rail facilities, and the provision of alleys, truck loading and maneuvering areas, and walks and parking areas so as to minimize conflict of movement between the various types of traffic, including pedestrian. Alleys shall not be provided in single and two-family residential developments.
- j) If adjoining property contains a street that is terminated by a temporary cul-de-sac or dead-end street, the Preliminary Plat shall provide for a continuation of this street on the property being developed unless specifically exempted by the City Council.

4) Blocks:

- a) Blocks shall have sufficient width to provide for two (2) tiers of lots of appropriate depths. Exceptions to this prescribed block width may be permitted in blocks adjacent to major streets, railroads or waterways.
- b) The lengths, widths, and shapes of blocks shall be such as are appropriate for the locality and the type of development contemplated, but block lengths in residential areas shall not exceed twelve hundred (1200) feet or twelve (12) times the minimum lot width required in the zoning district, nor be less than six hundred (600) feet in length. Wherever practicable, blocks along major arterials and collector streets shall be not less than one thousand (1000) feet in length.
- c) In blocks of twelve hundred (1200) feet or greater, the Planning Commission may require the reservation of an easement through the block to accommodate utilities, drainage facilities, or pedestrian traffic.

5) Access to Arterial and Collector Streets: Street access for lots with frontage on more than one existing or proposed street shall be restricted to the street with the lowest classification as defined in these regulations. (Ex: Arterial streets are of a higher classification than collector streets which are of a higher classification than local streets). Where a subdivision borders on or contains an existing or proposed arterial or major collector street, The Planning Commission may require that access to such streets be limited by one of the following means:

- a) The subdivision of lots so as to back up to streets and front onto a parallel local street; no access shall be provided from the arterial or major street and screening shall be provided in a strip of land at least fifteen feet wide along the rear property line of such lots.

- b) A series of streets designed generally at right angles to such street which shall not have lots which have their only access onto the arterial or major collector street.
- 6) Street Names: Plats as submitted shall indicate the names of proposed streets. Street names shall be sufficiently different in sound and in spelling from other street names in the city so as not to cause confusion. A street which exists or is planned as a continuation of a street shall bear the same name. All street names shall be approved by the Gwinnett County Planning Department or any other agency so designated by the Planning Commission.
- 7) Street Sign/Traffic Control Devices: Street name signs are obtained through the Planning, Zoning and Inspections Dept. The subdivider pays for and installs all street name signs. Traffic Control Devices are installed by the City. Street signs and Traffic Control Devices are paid for by the subdivider or an improvement guarantee submitted prior to issuance of any certificate of occupancy.
- 8) ~~Street Lighting~~ Street Lighting: Street lighting shall be of 100 watt high Pressure Sodium, and no closer than 300 feet apart. *11/11/91 (SEE PAGE 3)*
- 9) Street Numbers: Street numbers will be provided by the Gwinnett County Planning Department or any other agency so designated by the Planning Commission.
- 10) Dead-End Roads (Temporary): The arrangement of streets shall provide for the continuation of principal streets between adjacent properties when such continuation is necessary for convenient movement of traffic, of utilities, and where such continuation is in accordance with the land use plan. If the adjacent property is undeveloped and the street must be a dead-end street temporarily, the right-of-way shall be extended to the property line. A temporary turn-about, of a design approved by the City Engineer, shall be provided on all temporary dead-end streets, with the notation on the subdivision plat that land required outside the normal street right-of-way shall revert to abutters whenever the street is continued. The Planning Commission may limit the length of temporary dead-end streets in accordance with the design standards of these regulations.
- 11) Dead-End Roads (Permanent): Where a road does not extend to the boundary of the subdivision and its continuation is not required by the Planning Commission for access to adjoining property, the road shall not normally exceed 1,000 feet in length and be nearer to such boundary than fifty (50) feet. However, the Planning Commission may require the reservation of an appropriate easement to accommodate drainage facilities, pedestrian traffic, or utilities. A cul-de-sac turnaround shall be provided at the end of a permanent dead-end street in accordance with City construction standards and specifications.

- 8) The developer is required to provide street lighting prior to final plat approval. The specifications are as follows:

Overhead Power:

1. Provide one light on every other pole, with a maximum spacing of 500 feet, starting at the property line closest to the center of the cul-de-sac.
2. Intersections with a collector street shall also have a light.
3. Light shall be 100 watt high pressure sodium on two foot brackets.

Underground Power:

1. Provide light on right of way in front of every other transformer, with a maximum spacing of 500 feet, starting at the property line closest to the center of the cul-de-sac.
2. Intersections with a collector street shall also have a light.
3. Lights shall be 100 watt high pressure sodium on two foot brackets, with twenty (20) foot poles.

CITY OF LAWRENCEVILLE ELECTRIC DEPARTMENT  
UNDERGROUND LINE POLICY

1. RESIDENTIAL SUBDIVISIONS: There is a \$400 fee per lot to run underground electric lines. Service access should not be located in the rear of buildings. Also, access must be located outside of fenced areas. Contractor shall provide conduit under all paved areas.
2. FOR SERVICE TO LOCATIONS OTHER THAN RESIDENTIAL SUBDIVISIONS: The fee will be the difference in cost to serve underground, as compared to the cost to serve overhead. Contractor shall provide conduit under all paved areas.\* Commercial Services shall be installed by contractor. The Electric Department should be contacted for these costs when building permit application is made.
3. Should the price of materials increase, the Superintendent of Utilities may adjust the fee to cover the increased cost.

STREET LIGHTING IN SUBDIVISION  
FEE SCHEDULE

OVERHEAD LIGHTING	\$100
DECORATIVE POLE - UNDERGROUND	\$400
TO RUN UNDERGROUND ELECTRICAL LINES (RESIDENTIAL)	\$400 PER LOT

- \* Contractor shall provide transformer pad on all three phase transformer installations. The Electric Department should be contacted for pad specifications.

- 12) Common Walks: Walks with a right-of-way width of not less than 10 feet and with a paved sidewalk with a width of not less than 5 feet may be required across blocks if deemed essential by the Planning Commission to provide adequate circulation between dwelling units or access to schools, playgrounds, shopping centers, parking lots or other community facilities.
- 13) Sidewalks: The subdivider is encouraged to provide sidewalks within all major subdivisions, both residential and non-residential. When provided sidewalks shall be included within the dedicated nonpavement right-of-way of all roads. Sidewalks shall be concrete and ~~five (5)~~ <sup>4'</sup> feet in width. A median strip of grassed or landscaped area at least two (2) feet wide shall separate all sidewalks from adjacent curbs. Concrete curbs shall be required where sidewalks are installed.
- 14) Right-of-Way: Rights-of-way intended for streets, crosswalks, water mains, sanitary sewers, storm drains or any other use involving maintenance by a public agency shall be dedicated to public use by the preparer of the plat on which such right-of-way is established and shall be covered by any necessary easements. Easements must be provided for all sanitary sewer and water lines prior to their installation within, or outside a right-of-way.

B. Design Standards: In order to provide for streets of suitable location, width, and improvement to accommodate prospective traffic and afford satisfactory access to police, fire-fighting, sanitation, and road-maintenance equipment, and to coordinate roads so as to result in a convenient system and avoid undue hardships to adjoining properties, the following design standards for streets are hereby required. These standards are the minimum acceptable; higher standards may be required by the City or desired by the subdivider.

1) Design Standards and Design Speeds for Streets:

Major Collector - 55 mph  
 Minor Collector - 35 mph  
 Local - Not greater than 25 mph

	<u>RESIDENTIAL</u>	<u>COMMERCIAL</u>	<u>INDUSTRIAL</u>
<u>Minimum Right-of-Way</u>			
<u>Width (ft.)</u>			
Major Arterial Street *	100	100	100
Major Collector Street	80	100	100
Minor Collector Street	60	80	80
Local Street	50	60	60
Alleys	20	30	30

	<u>RESIDENTIAL</u>	<u>COMMERCIAL</u>	<u>INDUSTRIAL</u>
<u>Minimum Paved Width **</u> (ft.)			
Major Collector Street *	44	48	48
Minor Collector Street	32	44	44
Local Street ***	24	32	32

\* 120 feet when median is provided

\*\* Curb and gutter required (dimensions are back to back of curbs).

\*\*\* Local street in large-lot (estate) subdivisions shall have a minimum right-of-way width of 60 feet and shall consist of two traffic lanes, having a minimum width of 26 feet (back to back of curbs).

Maximum Grade (%)

Major Collector Street	10	8	8
Minor Collector Street	12	10	10
Local Street	12	12	12

Note: Minimum grade for all streets shall be 1.5 percent. Cul-de-sac turnaround grades shall be greater than 3 percent.

Minimum Curve Radius (ft.)

Major Collector Street	750	750	750
Minor Collector Street	400	400	400
Local Street	250	250	250

<sup>1</sup>Minimum Length-Vertical Curves (ft.)

Major Collector Street ( $K \geq 120$ )

Apply the following formula, using K Values for the appropriate street.

Minor Collector Street ( $K \geq 35$ )

$L = K \times A$  where  
L = Minimum Length

K = Factor

Local Street ( $K \geq 20$ )

A = Algebraic  
Difference in Grade

Minimum Length-Tangents Between Reverse Curves (ft.)

Major Collector Street	200	300	300
Minor Collector Street	100	200	200
Local Street	0	100	100

Minimum Intersection Sight Distance (ft.)

Major Collector Street	400	400	650
Minor Collector Street	260	260	415
Local Street	200	200	300

Local Street

Not to exceed 600 feet in length unless topographic conditions warrant or unusual platting exists.

The turn-around at the closed end of a cul-de-sac in a large-lot (estate) subdivision shall have a right-of-way diameter of at least 100 feet, and an outside pavement diameter of at least 80 feet.

In a large-lot (estate) subdivision any subdivision street exceeding 600 feet in length and ending in a cul-de-sac or turn around shall not exceed one site for each 100 feet of street plus three sites. In no event shall the total length of a cul-de-sac or turn-around in a large lot (estate) subdivision exceed 2500 feet.

Turnaround

Right-of-Way diameter 100 feet, pavement diameter 80 feet.

#### Street Intersections and Junctions

All Streets

All street intersections and junctions shall be at right angles, unless otherwise approved for good cause by the Planning Commission but in no case shall they be less than seventy (70) degrees. In addition, at all street intersections and junctions, there shall be a clear sight distance of at least 200 feet. As far as is practical, all proposed streets shall be continuous and made to connect with existing streets without off-set. In all cases of off-sets, centerline jogs of less than one hundred and fifty (150) feet shall not be permitted.

#### Street Cross-Section Requirements

All Streets

Street cross-section minimums shall show three (3) inch crowns and eight (8) foot shoulders.

#### Curb-Line Radius

All Streets

The curb-line radius at minor street intersections shall be a minimum of fifteen (15) feet and at major street intersections shall be a minimum of twenty-five (25) feet. Where the angle of street intersection is less than ninety (90) degrees, a longer radius may be required.

2) Road Surfacing and Improvements: After utilities have been installed, the applicant shall construct concrete curbs and gutters when appropriate and shall surface or cause to be surfaced roadways to the widths prescribed in these Regulations. Said surfacing shall be of such character as is suitable for the expected traffic and in harmony with similar improvements in the surrounding area. Adequate provision shall be made for culverts, drains, and bridges.

a) For Residential Streets: base and paving shall be one of the following types:

Type I: Five (5) inch crusher run stone base applied on a properly prepared sub-grade brought to a ninety-five percent (95%) compaction standard proctor. A two and one-half (2½) inch Plant Mix Asphalt of Type E or F is to be applied to the base.

Type II: Five (5) inch compacted crusher run stone base applied on a properly prepared sub-grade brought to a ninety-five (95) percent dry density compaction standard proctor. A two (2) inch Plant Mix Asphalt of Type B wearing surface is to be applied to the base which meets with state approved standards for Plant Mix Asphalt. A one and one-half inch (1½) Plant Mix Asphalt Type E or F shall be applied over the binder.

b) For Commercial Streets: base and paving shall be as follows:

Type III: Six inch crusher run stone base applied on a properly prepared sub-grade brought to a ninety-five percent (95%) dry density compaction standard proctor. A two and one-half (2½) Asphaltic Base Type B covered by a one and one-half (1½) inch surface course of Type "E" or "F" Plant Mix Asphalt.

c) For Industrial Streets: base and paving shall be as follows:

Type IV: Eight inch crusher run stone base applied on a properly prepared sub-grade brought to a ninety-five percent (95%) dry density compaction standard proctor. A three (3) inch Asphaltic Base Type B covered by a one and one-half (1½) inch surface course of Type "E" or "F" Plant Mix Asphalt.

If concrete paving is to be utilized, such paving shall be in accord with specifications by the Georgia Department of Transportation.

Concrete curbs and gutters shall be constructed with three thousand (3,000) pounds per square inch at twenty-eight (28) day compressive strength, six (6) by twelve (12) inches by twenty-four (24) inches. Hollywood type curb and gutter may be permitted in single-family subdivisions. Provide 1" tapered gutter.

- 3) Private Access Drives: Private access drives shall be permitted to serve no more than two residential land locked lots where; due to special problems created as a result of necessary unusual platting configuration, or as a result of special physical features; the property could not otherwise be developed. No more than one such drive shall be approved per subdivision development and must be approved as part of the original plat. These drives are exempt from paving requirements. Private access drives shall have the same right-of-way as is required for local streets; fifty (50) feet.
- 4) Alleys: Alleys serving primarily residential lots or dwellings are not permitted. Alleys with a minimum width of twenty (20) feet may be required for loading at the rear of all lots designated for business and industrial use. Deadend alleys are prohibited.
- 5) Slope Maintenance Easement: Slope maintenance easements shall be required whenever, due to topography, additional width is necessary to provide adequate earth slopes.
- 6) Primary Highway System: Whenever a proposed subdivision abuts an arterial road or major collector, an access road or lane with curbing extending the full length of the subdivision along such highway and providing limited access thereto may be required at a distance suitable for the use of the land between such access road and highway.
- 7) Visibility: Where any street intersection will involve earth banks or existing vegetation inside any lot corner that would create a traffic hazard by limiting visibility, the developer shall cut such ground and/or vegetation (including trees) in connection with the grading of the public right-of-way to the extent deemed necessary to comply with the sight distance requirements of these Regulations.
- 8) Driveways: Driveways shall have a slope of not more than a positive or negative twelve (12) percent for a distance of ten (10) feet measured along the driveway centerline from the right-of-way line. Centerline elevations on all driveways, at the right-of-way line, must be a minimum of six (6) inches above the elevation of the gutter line.

## 2. Slopes

- A. General Requirements: Development of subdivision is to be accomplished with minimal earth moving and disruption to the natural topography of the site. It is the intent of these Regulations that existing or man-made slopes be modified or designed in such a way as to minimize potential for erosion and to maximize ease of maintenance. Subdivision development shall conform to provisions of the Erosion and Sedimentation Control Ordinance.
- B. Design Standards:
- 1) No existing or proposed cut or fill slope shall exceed three (3) horizontal units to one (1) vertical unit within eleven (11) feet of the edge of pavement or back of curb. Beyond said eleven feet the slope may be greater than 3 to 1 up to a maximum slope of two (2) horizontal units to one (1) vertical unit, provided that all cut and fill shall be within the prescribed right-of-way of the road or slope easements. All grading as provided within this section, shall be completed and approved by the City Engineer prior to the installation of any utilities.
  - 2) All fill slopes created for the purpose of street construction shall have a compaction of not less than ninety-five (95) percent dry density.
  - 3) Slopes less than those set forth in the foregoing paragraphs may be required, when, in the opinion of the City Engineer, the general nature of the soil involved warrants a flatter slope. To control surface drainage on existing and proposed slopes, berm ditches may be required at the top and at the intersection of the slope and ground line.
  - 4) All slopes created or existing within the subdivision or as a result of the subdivision development shall be planted or otherwise protected from erosion and failure. Such planting and other protection from erosion and failure shall be completed and shall be undertaken immediately upon creation of any slope steeper than two (2) horizontal feet to one (1) vertical foot and completed without delay in accordance with the plans and specifications approved by the City Engineer.
  - 5) The subdivider may be required to provide a fence, hedge, guardrail or other protective device, specified by the City Engineer along ridges in excess of twenty (20) vertical feet in height and with slopes in excess of 1.5:1 (horizontal:vertical) to prevent dangerous falls for children and other residents of the subdivision.

3) Drainage

SEE  
NEW  
RECS

A. General Requirements: The storm water drainage system and easements shall be separate and independent of any sanitary sewer system and easement.

(1) Storm water runoff and storm sewer or channel design shall be designed by a method as approved by the City Engineer, and a copy of design computations shall be submitted along with the construction plans. Inlets shall be provided so that surface water is not carried for a distance of more than 600 feet in the gutter. When calculations indicate that curb capacities are exceeded at a point, no further allowance shall be made for flow beyond that point, and basins shall be used to intercept flow at that point.

(2) Natural drainage channels existing within a subdivision shall be improved by the subdivider to specifications approved by the City Engineer if erosion, flooding, or hazard will be created by the continued existence thereof, as determined by the City Engineer.

B. Nature of Storm Water Facilities:

- 1) Location: The applicant may be required by the City Engineer to carry away by pipe or open ditch any spring or surface water that may exist either previously to, or as a result of the subdivision. Such drainage facilities shall be located in the road right-of-way where feasible, or in perpetual unobstructed easements of appropriate width, and shall be constructed in accordance with the construction standards and specifications.
- 2) Accessibility to Public Storm Sewers: Where a public storm sewer is accessible, the applicant shall install storm sewer facilities, or if no outlets are within a reasonable distance, adequate provision shall be made for the disposal of storm water, subject to the specifications of the City Engineer.
- 3) If a connection to a public storm sewer will be provided eventually, as determined by the City Engineer and the Planning Commission, the developer shall make arrangements for future storm water disposal by a public utility system at the time the plat received final approval.
- 4) Accommodation of Upstream Drainage Areas: A culvert or other drainage facility shall in each case be large enough to accommodate potential runoff from its entire upstream drainage area whether inside or outside the subdivision. The City Engineer shall approve the necessary size of the facility which has been designed by

a Registered Professional Engineer licensed in Georgia, based on the provisions of the construction standards and specifications assuming conditions of maximum potential development density permitted by the Zoning Ordinance. This regulation requires 110% of the current storm runoff for the 100 year storm for culverts under streets and the 25 year storm for all other culverts.

- 5) **Effect on Downstream Drainage Areas.** The developer shall study and the City Engineer shall review and approve the effect of each subdivision on existing downstream drainage facilities outside the area of the subdivision. These drainage studies together with such other studies as shall be appropriate, shall serve as a guide to needed improvements. Where it is anticipated that the additional runoff incidental to the development of the subdivision will overload an existing downstream drainage facility, the Planning Commission may withhold approval of the subdivision until provision has been made for the improvement of said potential condition in such sum as the Planning Commission shall determine. No subdivision shall be approved unless adequate drainage will be provided to an adequate watercourse or facility.

C. Dedication of Drainage Easements:

- 1) General Requirements: Where a subdivision is traversed by a watercourse, drainageway, channel, or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially to the lines of such watercourse, and of such width and construction or both as will be adequate for the purpose. Wherever possible, it is desirable that the drainage be maintained by an open channel with landscaped banks and adequate width for maximum potential volume or flow.
- 2) Drainage Easement: Where topography or other conditions are such as to make impractical the inclusion of drainage facilities within road rights-of-way, perpetual unobstructed easements at least twenty (20) feet in width for such drainage facilities shall be provided across property outside the road lines and with satisfactory access to the road. Easements shall be indicated on the Preliminary Plat and Final Plat. Drainage easements shall be carried from the road to a natural watercourse or to other drainage facilities. A ten (10) foot drainage easement shall be provided around all lot lines whether the developer intends to channel water in these easements or not.

- a) When a proposed drainage system will carry water across private land outside the subdivision, and outside a natural drain appropriate drainage rights must be secured and indicated on the plat.

The applicant shall dedicate, either in fee or by drainage or conservation easement of land on both sides of an existing watercourses, for a distance to be determined by the City Engineer, and the same shall be recorded in the office of the Gwinnett County Clerk of the Superior Court.

- b) Low-lying land along watercourses subject to flooding or overflowing during storm periods, whether or not included in areas for dedication, shall be preserved and retained in their natural state as drainage ways.

4) Water Facilities

A. General Requirements:

- 1) Necessary action shall be taken by the subdivider to extend or create a water-supply system for the purpose of providing domestic water use and fire protection.
- 2) Where a public water main is accessible the subdivider shall install adequate water facilities (including fire hydrants) subject to the specifications of the City Engineer prior to installation.
- 3) Water main extensions shall be approved by the City Engineer.

B. Fire Hydrants: Fire hydrants shall be required for all subdivisions. Fire hydrants shall be located according to Gwinnett County Fire Departments review and recommendations. To eliminate future street openings, all underground utilities for fire hydrants, together with the fire hydrants themselves and all other water supply improvements shall be installed before any final paving of a street shown on the subdivision plat. All fire hydrants shall be set plumb with outlets 18 inches above finished grade or 12 inches above a finished concrete surface.

C. Design Standards: The water system design standards shall be governed by the standards of Gwinnett County Water System.

5. Sewerage Facilities

A. General Requirements:

- 1) Where an adequate public sanitary sewerage system is within 500 feet of the proposed development, or in the opinion of the Gwinnett County Health Department is

reasonably accessible, the applicant shall connect to this system, providing sewers to each lot in the subdivision, and appropriate connection to each house. If necessary, the City will assist the subdivider in obtaining the needed right-of-ways.

- 2) Installation of any sewer lines, laterals and mains shall be subject to the approval of the City Engineer, Gwinnett County Health Department and other applicable State agencies.

*ENVIRONMENTAL HEALTH*

- B. Individual Disposal System Requirements: If public sewer facilities are not available and individual disposal systems are proposed, minimum lot areas shall conform to the requirements of the zoning ordinance and percolation tests and test holes shall be made as directed by the Gwinnett County Health Department and the results submitted to the Gwinnett County Health Department. The individual disposal system, including the size of the septic tank and size and location of the tile fields or other secondary treatment device, shall receive approval by the Gwinnett County Health Department.
- C. Design Standards: The design standards for sewage facilities shall be those governed by the standards of Gwinnett County Water Pollution Control Department.

6. Utilities

- A. General Requirements: Applicants are encouraged to locate all utility facilities underground throughout the subdivision. All existing and proposed utility easements outside of road rights-of-way shall be shown on the preliminary and final plats.
- B. Location: Overhead utility lines shall be located along the front, side and/or rear of property lines, or at such other locations as may be approved by the utility companies involved.

The facilities for underground utilities shall be in place prior to final surfacing of streets and shall be inspected by the City Engineer. All facilities for utilities shall, where possible be placed in easements provided for that purpose in the subdivision or located as approved by the City Engineer.

- C. Easements: Utility easements for electric and telephone service lines, sewage lines, water lines, or other such utilities located along a rear lot line or a side lot line shall be at least twenty (20) feet wide, ten (10) feet on each lot, and more if necessary. The same shall be recorded in the office of the Clerk of Gwinnett County Superior Court.

SECTION 7.3 LOT SPECIFICATIONS All lots shall conform to the provisions of the Lawrenceville Zoning Ordinance, specifically those provisions governing minimum area, frontage and setbacks. The lot arrangement shall be such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits to build on all lots in compliance with City regulations and in providing driveway access to buildings on such lots from an approved street.

1. Lot Dimensions: Lot dimensions shall comply with the minimum standards of the Zoning Ordinance. All lots approved under these regulations shall front on a street or private access drive. Where lots are more than double the minimum required area for the zoning district, the Planning Commission may require that such lots be arranged so as to allow further subdivision and the opening of future streets where they would be necessary to serve such potential lots, all in compliance with the Zoning Ordinance and these Regulations. In general, side lot lines shall be at right angles to street lines (or radial to curving street lines) unless a variation from this rule will give a better street or lot plan. Dimensions of corner lots shall be large enough to allow for construction of buildings, observing the minimum front-yard setback from both streets. Depth and width of properties reserved or laid out for business, commercial, or industrial purposes shall be adequate to provide for off-street parking and loading facilities required for the type of use and development contemplated, as established in the Zoning Ordinance.

Residential corner lots shall have a front yard set-back of 50 feet and side yard set-back of 25 feet.

Commercial and industrial lots shall be of adequate size to provide for the intended use and for the yards, the buffer areas and the off-street parking and loading and unloading requirements of Lawrenceville Zoning Ordinance.

2. Lot Lines: All lot lines shall be perpendicular or radial to street lines, unless not practicable because of topographic or other features.
3. Front-Yard Setback Lines: A line meeting the front yard setback requirements of the Lawrenceville Zoning Ordinance shall be established on all lots.
4. Lots Abutting Public Streets: Each lot shall abut upon a publicly dedicated and publicly maintained street or a private vehicular way designated by the City as providing public access within a development.
5. Double Frontage Lots: Double frontage lots shall be prohibited except where necessary to provide separation of residential development from arterial thoroughfares. Double frontage lots which are necessary shall be required to have a no-access easement across them, preventing access to arterial or collector streets.

6. Large Lot (Estate) Subdivisions: A minimum lot area of 1.0 acres shall be required for large-lot (estate) subdivisions. If the covenants for a large-lot (estate) subdivision permit re-subdivision by the property owner, the minimum lot area for subdivided tracts shall be two acres.

Within a large-lot (estate) subdivision individual lots having a frontage of less than 40 feet on a dedicated public street or a narrow entrance way shall have a paved (asphalt or concrete) drive for at least the first 100 feet and a driveway having a minimum pavement (asphalt or concrete) width of 15 feet.

For large-lot (estate) subdivisions each lot shall have a minimum width of 140 feet at the building line.

7. Lot Drainage: Lots shall be laid out so as to provide positive drainage away from all buildings and individual lot drainage shall be coordinated with the general drainage pattern for the area. Drainage shall be designed so as to avoid concentration of drainage water from each lot to adjacent lots.
8. Debris and Waste: No cut trees, timber, debris, rocks, stones, junk, rubbish, or other waste materials of any kind shall be buried in any right-of-way or under any proposed structures. All such buin pits shall be approved by the Inspection Department prior to excavation.

SECTION 7.4 PRESERVATION OF NATURAL FEATURES AND AMENITIES Existing features which would add value to subdivision development or to the City as a whole, such as trees, watercourses and falls, historic sites, and similar irreplaceable assets, shall be preserved in the design of the subdivision.

It is suggested that hardwood trees with a diameter of eight (8) inches or greater not be removed from any subdivision nor any change of grade in the land effected.

SECTION 7.5 SEEDING It is suggested that the following procedures be followed: Lawn-grass seed shall be sown at not less than four (4) pounds to each one-thousand (1,000) square feet of land area. In the spring, the seed may be sown between March 15 and May 15; and in the fall, the seed may be sown between August 15 and September 30. The seed may consist of a maximum of ten percent (10%) rye grass by weight and a minimim of ninety per cent (90%) of permanent blue grass and/or fescue grass by weight. All seed should have been tested for germination within one (1) year of the date of seeding, and the date of testing shown on the label containing the seed analysis. All lots may be seeded from the roadside edge of the unpaved right-of-way back to a distance of twenty-five (25) feet behind the principal residence on the lot. Sod may be used to comply with any suggested procedure of seeding set forth herein.

SECTION 7.6 NON-RESIDENTIAL SUBDIVISIONS AND PLANNED CENTER DEVELOPMENTS

1. General: If a proposed subdivision includes land that is zoned for commercial or industrial purposes or is a planned center development, the layout of the subdivision shall conform to these Regulations.

A nonresidential subdivision or planned center development shall also be subject to all the requirements of site plan approval set forth in the Zoning Ordinance. Site plan approval and nonresidential subdivision plat approval may proceed simultaneously at the discretion of the Planning Commission. A non-residential subdivision shall be subject to all the requirements of these Regulations, as well as such additional standards required by the Planning Commission, and shall conform to the proposed land use and standards established in the Land Use Plan and Zoning Ordinance.

2. Standards: In addition to the principles and standards in these Regulations, which are appropriate to the planning of all subdivisions, the applicant shall demonstrate to the satisfaction of the Planning Commission that the street, parcel, and block pattern proposed is specifically adapted to the uses anticipated and takes into account other uses in the vicinity. The following principles and standards shall be observed:
  - A. A Preliminary Plat of a planned center development shall conform in all respect with the approved Master Development Plan for the project and any conditions associated with the planned center zoning.
  - B. Proposed industrial parcels shall be suitable in area and dimensions to the types of industrial development anticipated.
  - C. Street rights-of-way and pavement shall be adequate to accommodate the type and volume of traffic anticipated to be generated thereupon.
  - D. Special requirements may be imposed by the City Engineer with respect to street, curb, gutter, and sidewalk design and construction.
  - E. Special requirements may be imposed by the City Engineer with respect to the installation of public utilities, including water, sewer, and storm water drainage.
  - F. Every effort shall be made to protect adjacent residential areas from potential nuisance from a proposed commercial or industrial subdivision, including the provision of extra depth in parcels backing up on existing or potential residential development and provisions for a permanently landscaped buffer strip when necessary.
  - G. Streets carrying nonresidential traffic, especially truck traffic, shall not normally be extended to the boundaries of adjacent existing or potential residential areas.

ARTICLE VIII

CONSTRUCTION SCHEDULE

SECTION 8.1 PRIOR APPROVAL No construction activity of any kind including finished grading, installation of improvements, or building shall begin on any land subject to these Regulations without prior approval of the preliminary plat and construction plans.

SECTION 8.2 GRADING Grading operations limited to clearing and grubbing may commence once approval of the Preliminary Plat is granted.

SECTION 8.3 UTILITIES Utility installation shall not occur until the City Engineer has received the certification that the streets were graded as designed by the Engineer and has approved the rough grade of the street and shoulder preparation.

SECTION 8.4 INSPECTIONS Periodic inspection during the installation of the required improvements in a subdivision shall be made by the City Engineer to insure conformity with the approved plans and specifications. The subdivider shall notify the City Engineer when each phase of the installation is completed and ready for inspection.

SECTION 8.5 SALE AND TRANSFER No lot or parcel of land shall be sold or transferred 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 Regulations.

SECTION 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 regulations, until such plat shall have been approved and recorded as provided for in these regulations.

SECTION 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 all roads and required utility installations, including the water supply and sanitary sewer systems have been completed and approved by the City Engineer.

SECTION 8.8 EFFECTIVE DATE This Ordinance shall take effect and shall be in force from and after the \_\_\_\_\_ day of \_\_\_\_\_, 1986.

Ordained, adopted and approved by the Mayor and City Council of the City of Lawrenceville after a public hearing on the \_\_\_\_\_ day of \_\_\_\_\_, 1986.

\_\_\_\_\_  
Honorable Steve Pate  
Mayor  
City of Lawrenceville

*J. Ray Oakes*  
\_\_\_\_\_  
Councilmember  
\_\_\_\_\_  
Councilmember

ATTEST:

\_\_\_\_\_  
Councilmember

\_\_\_\_\_  
Robert P. Baroni  
City Clerk

\_\_\_\_\_  
Councilmember

RESOLUTION OF THE MAYOR AND CITY COUNCIL  
OF THE CITY OF LAWRENCEVILLE

WHEREAS, the Mayor and City Council of the City of Lawrenceville adopted a resolution during their meeting on March 7, 1988 regarding right of way requirements; and

WHEREAS, the aforementioned resolution is in need of further clarification and explanation; and

WHEREAS, this resolution is promulgated to provide further explanation for said resolution and shall be considered a part of said resolution.

BE IT NOW RESOLVED THAT, there is hereby adopted by the Mayor and City Council for the purpose of prescribing regulations governing access and right of way requirements and street improvement and construction requirements so much of that certain ordinance adopted by the Gwinnett County Development Administration modified and as set forth below:

ACCESS AND RIGHT OF WAY REQUIREMENTS;  
AND STREET IMPROVEMENT AND CONSTRUCTION  
REQUIREMENTS

I. ACCESS

When land is subdivided into larger parcels than ordinary building lots, such parcels shall be arranged and designed so as to allow for the opening of future streets and to provide access to those areas not presently served by streets.

No subdivision shall be designed so as to completely eliminate street access to adjoining parcels of land. Every development shall be designed to facilitate access to adjoining properties which are developed or anticipated to be developed in a manner substantially similar to the subject property. Locations of interparcel access shall be as required by and subject to the approval of the City of Lawrenceville Planning and Zoning Department.

Any lot required to provide minimum frontage by the zoning district in which the lot is located shall provide vehicular access directly from a public street along the frontage or along any other property line which abuts a public street, except as provided below.

Vehicular access easements may be provided from a public street indirectly via easement in any one or more of the following circumstances:

(a) The property is not required to provide a minimum frontage by the applicable zoning district, provided that the easement shall be in a location and the access driveway shall have a width and alignment acceptable to the Gwinnett County Fire Services Division and the City of Lawrenceville Planning and Zoning Department.

(b) The property is a buildable lot of record, as defined herein, but does not meet the minimum frontage requirement of the applicable zoning district. The property must be served by an exclusive access easement which shall be limited to the provision of access to only one principal use or structure.

(c) The access easement serves a single-family residence on a lot which is otherwise a buildable lot of record, and which is sharing a common driveway with no more than one other single-family residence.

(d) The access easement was lawfully established as such under the code, ordinances, or regulations of City of Lawrenceville prior to the adoption of these Development Regulations.

(e) The access easement coincides with a private roadway approved under the code, ordinances, or regulations of City of Lawrenceville. All new private roadways must be constructed to the roadway standards of these Development Regulations, and their ownership and maintenance responsibility by private party(s) must be clearly established on the Final Plat of the development.

(f) The access easement serves a buildable lot of record which meets the minimum frontage requirements of the City of Lawrenceville Zoning Ordinance, but at which point the access is not achieved.

## II. STREETS

Dedication of Street Right of Way. Right of way for all abutting and internal public streets, existing and proposed, shall be dedicated in accordance with the street classifications as shown on the Long-Range Road Classification Map of the Gwinnett County Comprehensive Plan.

Street Improvements. Streets, whether abutting or internal, existing or new, shall be constructed or improved under those circumstances and to the standards as established in these Regulations. Roadway improvements shall be in accordance with the street classifications as shown on the Long-Range Road Classification Map of the Gwinnett County Comprehensive Plan, or the City of Lawrenceville Planning and Zoning Department, as applicable.

### III. MINIMUM RIGHT OF WAY AND STREET IMPROVEMENTS

Right of Way and Pavement Widths. Minimum widths for new construction (new streets or widening sections) shall be as shown on the following table (roadway width dimensions are back of curb to back of curb).

#### Street Rights of Way.

(a) The minimum width of right of way shall be dedicated based upon the street categories as shown on the Long Range Road Classification map in the Gwinnett County Comprehensive Plan and as contained in these Regulations.

(b) On any existing street which abuts a property, one-half of the required width of right of way shall be dedicated at no cost to the City of Lawrenceville as measured from the centerline of the roadway, along the entire property frontage.

(c) Additional street right of way width may be required to be dedicated at intersections or other locations fronting the property where turning lanes, storage lanes, medians, or realignments are required for traffic safety and minimum right of way standards would be inadequate to accommodate the improvements.

---

#### MINIMUM RIGHT OF WAY AND ROADWAY WIDTHS FOR NEW STREETS AND WIDENINGS

---

<u>STREET CATEGORY</u>	<u>MINIMUM RIGHT OF WAY</u>	<u>MINIMUM ROADWAY</u>
Principal Arterial		
Urban	120'	6 thru lanes
Controlled Access	150'	6 thru lanes
Major Arterial	100'	undivided-67'
	100'	divided 2x29'
	120'	six lanes

---

(d) If a new street or thoroughfare is proposed by the Gwinnett County Comprehensive Plan or the State of Georgia to adjoin or traverse the property, the proposed road shall be accommodated into the development plans of the property in accordance with the City of Lawrenceville Zoning Ordinances. These rights of way requirements shall govern except where there exist clearly defined plans of the Georgia Department of Transportation or the City of Lawrenceville which require additional rights of way. In that case, the greater right of way requirements shall govern.

#### IV. NEW STREETS

(a) All new streets proposed to be constructed in a subdivision or other development, whether to be public or private, shall be designed and constructed at least to the standards contained in these Regulations in accordance with the category of said streets.

(b) If a new street or thoroughfare is proposed by the Gwinnett County Comprehensive Plan or the State of Georgia to traverse the property, the proposed road shall be constructed in accordance with the street category as shown in the Gwinnett County Comprehensive Plan and contained in these Regulations, or as shown on plans proposed by the City or State of Georgia.

(c) If the facility is to be a limited or controlled-access roadway and access to the property from the street or thoroughfare will not be allowed by the State or the City, the improvements shall not be required. The specific vertical and horizontal alignment of the proposed roadway shall be as established or approved by the Engineering Department.

(d) The developer may file a Waiver application seeking relief from this Section or participation in the costs by the City.

(e) In residential subdivisions, a dead end ("stub") street required to provide access to an abutting property may be exempted from construction of roadway improvements and public utilities under the following circumstances:

1. No lot within the proposed subdivision will gain access from the "stub" street.

2. A Concept Plan has not been submitted or approved on the neighboring tract.

3. The "stub" street shall be fully designed as part of the Development Plans. However, the right of way shall only be cleared and rough graded in accordance with the approved plans, and all disturbed areas grassed.

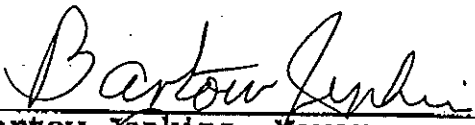
4. Connections for future extension of all public utilities shall be constructed as part of the subdivision. Curb returns shall be provided to the future "stub" street roadway location, and curb and gutter shall be installed across the roadway stub at the right of way line (extended).

5. The right of way for the "stub" street shall be dedicated as part of the Final Plat. Slope easements or construction easements, if required by the street design, shall be shown on the Final Plat.

MODIFICATION AS TO CITY: The aforementioned county ordinance adopted as modified shall be considered amended in any manner necessary to change the wording to express the intent of adoption and incorporation.


RESOLVED, that the Mayor and City Council have adopted the above and foregoing resolution this 16<sup>th</sup> day of July, 1990.

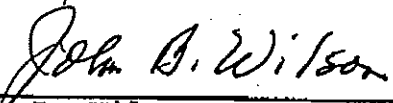
CITY OF LAWRENCEVILLE:

  
Bartow Jenkins, Mayor

  
Sonny Brand, Councilman

  
Mahlon Burson, Councilman

  
Ray Oakes, Councilman

  
John B. Wilson, Councilman

<sup>1</sup> An Ordinance to Amend the Minimum Lengths of Vertical Curves as Defined in Section 7.2(1)(B)(1) of the Subdivision Regulations of Lawrenceville, Georgia was adopted on November 14, 2005.