COUNTY DEPARTMENT AGENDA REQUEST

Department:	Engineering/P&Z/Water System	Presenter(s):	Phil Mallon/Pete Frisina/Tony Parrott
Meeting Date:	Wednesday, November 4, 2009	Type of Request:	Old Business

Wording for the Agenda:

Discussion of proposed amendments to the Fayette County Subdivision Regulations, in its entirety, and Article III Street Design Standards and Specifications of the Fayette County Development Regulations.

Background/History/Details:

On June 25, 2009, the Board of Commissioners approved amendments to the Subdivision Regulations that were basically "housekeeping" items to bring the Subdivision Regulations into compliance with State Law regarding Preliminary Plats and Final Plats. Staff requested permission to amend the Subdivision Regulations in its entirety which also required amendments to the Fayette County Development Regulations. A Review Committee, including several representatives from the private sector, was created and met several times to work on the proposed amendments.

Proposed changes to the Development Regulations consists solely of text that has been moved from the Subdivision Regulations to the Development Regulations and some basic "housekeeping" changes; i.e., no new requirements are being proposed in the Development Regulations.

Three items are included as Back-Up material: 1) a copy of the Subdivision Regulations showing all deletions and new language; 2) a "clean" copy of the proposed Subdivision Regulation; and 3) a copy of the applicable portions of the Development Regulations showing all deletions and new language.

What action are you seeking from the Board of Commissioners?

Staff is requesting permission to advertise the proposed amendments for a Board of Commissioners Public Hearing. Date to be determined.
Optional dates: December 10, 2009 (last BOC public hearing for the year) or January 14, 2010 or January 28, 2010
Legal Ad to run a minimum of 15 days prior to the public hearing date

If this item requires funding, please describe:

Not Applicable.

Has this issue come before the Commissioners in the past?	Yes	If so, when?	Wednesday, September 2, 2009
Do you need audio-visual for the presentation?	No	Back-up Material Submitted?	Yes

STAFF USE ONLY

Approved by Finance	Yes	Reviewed by Legal	Yes
Approved by Purchasing	Not Applicable	Approved by County Clerk	Yes
Administrator's Approval	Yes		

Staff Notes:

PROPOSED AMENDMENTS TO
THE FAYETTE COUNTY SUBDIVISION REGULATIONS

SUBDIVISION REGULATIONS

AN ORDINANCE SETTING FORTH REGULATIONS, SPECIFICATIONS, AND PROCEDURES GOVERNING THE PLATTING OF LAND WITH THE CORPORATE LIMITS OF FAYETTE COUNTY INTO SUBDIVISIONS; REQUIRING AND REGULATING THE PREPARATION AND PRESENTATION OF SUBDIVISION PLATS FOR SUCH PURPOSES; ESTABLISHING MINIMUM IMPROVEMENTS; DEFINING TERMS AND PROVIDING PENALTIES FOR VIOLATION THEREOF.

BE IT ORDAINED BY the Board of Commissioners of Fayette County and it is hereby ordained by the authority of the same:

SECTION 1

DECLARATION OF PURPOSE

In Pursuance of authority conferred by Georgia Number 358, General Planning and Zoning Enabling Act of 1957, amended, the regulations, specifications and procedures for the subdivision and subsequent development of land and for the platting thereof, prescribed and

adopted by this ordinance are hereby deemed by the Board of Commissioners to be desirable and necessary in order to help insure the public health, safety, morals, and general welfare by means of harmonious, orderly, and progressive development of land. Further, the purposes of the regulations of the subdivision of land are, among others:

- To encourage and ensure the development of economically sound and stable neighborhoods;
- To assure the adequate provision of required streets, utilities, and other facilities and services to new land developments;
- To assure the provisions of reasonably safe and convenient vehicular and pedestrian traffic access and circulation;
- To assure the provision of needed public open spaces and building sites in new land developments through the dedication or reservations of land for recreational, educational, and other public purposes;
- To assure land is developed with reasonable safeguards for environmental protection;
- To provide accurate, uniform records for identification and location of real estate boundaries; and
- To assure, in general, the wise development of new areas, in harmony with the Comprehensive Plan of Fayette County.

SECTION 2

DEFINITIONS

For the purpose of this ordinance, the following words, terms, phases, and their derivations shall have the meaning given in this section.

Words used in the present tense include the future tense. Words used in the singular number include the plural number and words used in the plural number include the singular. The word "shall" is always mandatory while the word "may" is merely discretionary.

The Planning Commission's interpretation shall be final as to the meaning of any definition, statement, requirement, symbol, and/or abbreviation used in connection with these regulations and/or application thereof.

Board of Commissioners. The Board of Commissioners of Fayette County, Georgia.

County. The County of Fayette, Georgia.

County Engineer. The official to whom the responsibilities normally associated with this title has been delegated. Unless noted otherwise, the County Engineer shall be responsible for the implementation of the Subdivision Regulations.

Comprehensive Plan. The Comprehensive Plan for the County of Fayette, Georgia, approved by the Board of Commissioners. The Comprehensive Plan is maintained by the Fayette County Planning and Zoning Department.

Construction Plans. Any plans required for the review, permitting and construction of a subdivision, including, but not limited to: Site; Grading; Street Profiles; Stormwater Management; Floodplain Management, Utility; Soil Erosion, Sediment, and Pollution Control; Soil Surveys; and Construction Details.

Crosswalk. Any portion of a roadway at an intersection or elsewhere distinctly indicated as a pedestrian crossing by lines on the surface, and/or may be supplemented by a contrasting pavement texture, style, or color.

Cul-de-sac. A street, or segment of a street, with only one way in or out and which terminates at a turn-around constructed in accordance with the Fayette County Development Regulations.

Development. A substantial human-created change to improved or unimproved real estate, including buildings, or other structures including an activity, action, or alteration that changes undeveloped property into developed property.

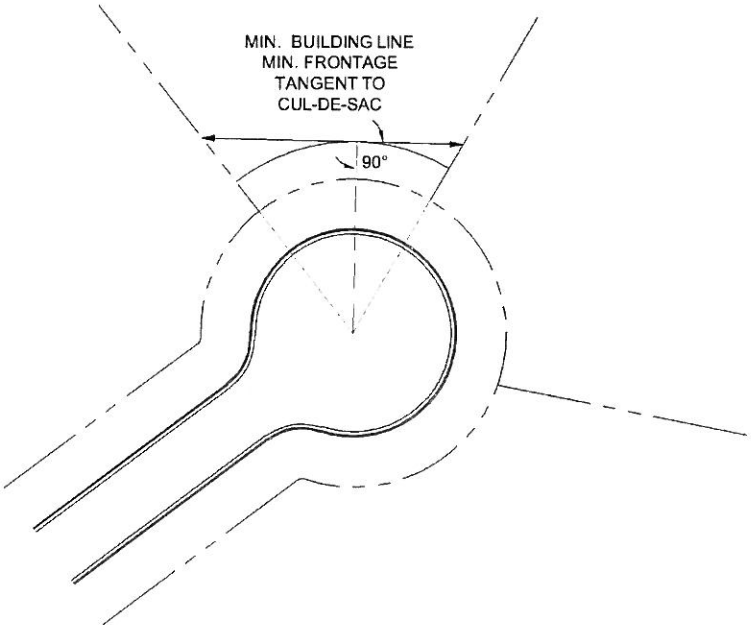
Environmental Health County Manager. The official who is responsible for all matters within the Subdivision Regulations pertaining to health regulations and is the Director of the Fayette County Environmental Health Department.

Fayette County Thoroughfare Plan. The Thoroughfare Plan for the County of Fayette, Georgia, approved by the Board of Commissioners, indicating the designation of street type. The Thoroughfare Plan is maintained by the Fayette County Planning and Zoning Department.

Easement. An interest in land owned by another person, consisting in the right to use or control the land, or an area above or below it, for a specific limited purpose (such as to cross it for access to a public road). (Black's Law Dictionary, 3rd Edition)

Lot. A lot of land of varying sizes which is designated as a single unit of property.

Lot Width. The minimum distance between side lot lines either measured in a straight line parallel to the street right-of-way or a tangent and perpendicular to the mid-point of the arc in the case of the turn around portion of a cul-de-sac along the front minimum building line (see graphic below).



Phase. A portion or section of a larger development delineated on an approved, recorded Final Plat.

Planning Commission. The Planning Commission of Fayette County, Georgia.

Right-of-Way. A strip of land, often of uniform width, that is owned by Fayette County and used, or may be used for, transportation purposes.

Street. A public or private thoroughfare or road, often paved, used for vehicular access to other streets and/or properties. Streets may be 1) owned and operated/maintained by Fayette County (i.e., those within a Public Right-of-Way); 2) privately owned but open for public use and maintained by Fayette County (i.e., those within a prescriptive easement); or 3) privately owned and maintained (i.e., a private road). Public streets are designated by type on the Fayette County Thoroughfare Plan.

Subdivider. Any person, firm, corporation, association or partnership or any agent thereof who undertakes or proposes to undertake the subdivision of land so as to create a subdivision as defined herein.

Subdivisions. All divisions of a tract of land into two (2) or more lots, building sites, or other divisions for the purpose, whether immediate or future, of sale, legacy, or building development and includes all divisions of land involving a new street or change in existing streets, and includes re-subdivision and where appropriate context, relates to the process of subdividing or to the land or area subdivided; provided, however that the following are not included within this definition:

(a) 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 the jurisdiction;

(b) The division of land into parcels of five (5) acres or more where no new street is involved.

Technical Review Committee (TRC). A committee of County Staff, in regards to the Subdivision Regulations, that performs monthly review of preliminary and final plats, prior to approval by the Planning Commission.

Tract. A specified parcel of land. (Black's Law Dictionary, 3rd Edition)

Utility. Any ~~e~~service available to the public by means of an overhead or underground distribution and/or collection systems such as electricity, telephone, water, wastewater, stormwater, cable, natural gas, etc..

Zoning *Ordinance.* The Zoning Ordinance enacted by the Board of Commissioners of Fayette County, Georgia. The Zoning Ordinance is maintained and implemented by the Fayette County Planning and Zoning Department.

SECTION 3

GENERAL

3-1 **Zoning Ordinance.** No subdivision shall be approved which does not conform with the Zoning Ordinance applicable to the land for which it is proposed.

3-2 **Recordation of Final Plats.** No Final Plat shall be recorded with the Clerk of Superior Court of Fayette County, Georgia, without said plat having first been submitted to and approved by the Planning Commission. The Secretary to the Planning Commission shall endorse the plat upon approval by the Planning Commission. The Planning Commission approval is not required for Final Plats where no new streets or roads are created or no new utility improvements are required or no new sanitary sewer or approval of a septic tank is required. (Ordinance No. 2009-01 Adopted 06/25/09)

SECTION 4

APPROVAL OF SUBDIVISIONS

Subdivisions shall be reviewed and approved in two (2) stages: Preliminary Plats and Final Plats. The approval process for both stages are described below. The requirements of this section are administered by the Fayette County Zoning Administrator, unless indicated otherwise.

4-1 Preliminary Plat.

4-1.1 **Purpose.** The purpose of the Preliminary Plat is to safeguard the Subdivider from unnecessary loss of time and expense in preparation of a subdivision plat which does not conform with the specifications of the Subdivision Regulations Ordinance. The Preliminary Plat requires accuracy of scale and dimension. Public agencies having jurisdiction will review the Preliminary Plat regarding matters within their jurisdiction. During the review process, the Subdivider or his agent may be called upon for consultation.

However, the Subdivider is ultimately responsible for compliance with all applicable statutes, ordinances, regulations, and rules. Approval of a Preliminary Plat shall not constitute a variance or authorization to violate any statutes, ordinances, regulations, and rules.

4-1.2 **Preliminary Plat/Lot Layout.** The Subdivider shall submit to the Zoning Administrator for the Planning Commission a Preliminary Plat of the entire tract which will show the future street system and lot layout for the entire tract. The plat must also show future recreation areas and pedestrian circulation patterns. (Ordinance No. 2000-03)

4-1.3 **Filing the Preliminary Plat and Other Requirements.** Preliminary Plats shall be submitted to the Planning and Zoning Department. Preliminary Plats shall be reviewed and approved by the applicable County departments and the Technical Review Committee (TRC) prior to consideration by the Planning Commission.

The preliminary plat shall be prepared signed and sealed, in accordance with these regulations and with applicable County specifications by a registered engineer, surveyor, and/or landscape architect who are licensed under the laws of the State of Georgia.

The Zoning Administrator shall have authority to reject the Preliminary Plat, if after study, he or she finds that it does not comply with these regulations. If rejected, the Zoning Administrator shall provide Subdividers with a written statement specifying all the respects in which the plat fails to comply. Subdividers shall have the right to appeal to the Planning Commission from such rejections.

4-1.4 **Approval by Individual Agencies.** The Preliminary Plat shall be reviewed at TRC Meeting. The checklists/ comments from the applicable department are due to the Planning and Zoning Department on the Friday after the TRC Meeting. Should the plat require corrections, the corrected copies of the plat shall be submitted to the Planning and Zoning Department for distribution to the applicable departments. The applicable department shall have a maximum of 14 calendar days from each resubmittal date to review and submit the checklists/comments to the Planning and Zoning Department. The applicable departments shall recommend approval with or without conditions or shall require modification of the Preliminary Plat to the extent that each has jurisdiction.

No Preliminary Plat shall be placed on the Planning Commission Agenda until it has been reviewed by the TRC and approved by the Zoning Administrator and the applicable departments. The Preliminary Plat checklist is available in the Planning and Zoning Department. (see Forms for Preliminary Plat Checklist at www.fayettecountyga.gov) (Ordinance No. 99-09, 6/24/99)

4-1.5 **Approval by Planning Commission.**

a. The Preliminary Plat shall be placed on the Planning Commission Agenda for consideration when the Preliminary Plat has been reviewed by TRC and is approved by all of the appropriate departments. (Ordinance No. 2009-01 Amended 06/25/09)

b. The Planning Commission shall take action on Preliminary Plats in their regularly scheduled meetings, except for revisions to a recorded plat which, under the applicable provisions of Section 4-2.7, requires approval of a new Preliminary Plat. Revisions which change a street and/or utility layout shown on a recorded plat shall be afforded a public hearing on the new Preliminary Plat, the legal notice for which shall be advertised in at least one (1) of the newspaper in which is carried the legal advertisements of the County in such a manner as to give at least seven (7) days notice of the public hearing from the date of issue. (Ordinance No. 2000-03; Ordinance No. 2009-01 Amended 06/25/09)

c. The Planning Commission shall have 60 calendar days to approve or deny a Preliminary Plat. The 60 calendar days begins upon approval by all of the appropriate departments. The Planning Commission may consider a Preliminary Plat at a Public Hearing or a Workshop/Public Meeting. A schedule of the Planning Commission's monthly meetings is available through the Planning and Zoning Department. If after 60 calendar days from the date of the approval by all of the appropriate departments the Planning Commission fails to act, the Preliminary Plat shall be deemed approved; provided, however, that the Subdivider may waive this requirement in writing and consent to an extension of such period. If approval of the Preliminary Plat is not recommended, the reasons therefore shall be supplied to the Subdivider. The approval of a Preliminary Plat by

the Planning Commission shall not be deemed to constitute an acceptance by Fayette County of any street or other real property shown upon the plat. (Ordinance No. 99-09, 6/24/99; Ordinance No. 2009-01 Amended 06/25/09)

4-1.6 **Approval of Construction Plans.** Upon approval of the Preliminary Plat by the Planning Commission, construction plans shall be submitted to the Stormwater Management Department for distribution to the appropriate departments for approval. The plans must be prepared in accordance with the requirements of the Development Regulations. Permits for grading, construction of the subdivision, or any minimal improvements shall not be given until the County Engineer, Stormwater Management Department, and the Fire Marshal have approved the construction plans. Construction Plans and applicable permits shall expire upon expiration of the Preliminary Plat. (see Forms for Subdivision Construction Checklist at www.fayettecountyga.gov)

Resubmitted Construction Plans, required as a result of an expired Preliminary Plat, shall be updated to comply with all applicable Federal, State, and Local regulations.

Any plans requiring approval by a State and/or Federal agency shall be submitted directly to said agency by the Subdivider. (Ordinance No. 2000-03)

4-1.7 **Expiration.** Preliminary Plats shall include the following statement: "Approval of this Preliminary Plat shall expire 24 months from the date of approval by the Planning Commission unless:

a) A Final Plat for at least one (1) phase has been approved; or

b) Street base construction for at least 50 percent of the total linear footage of all street(s) approved on the Preliminary Plat has been completed and inspected."

Upon expiration of the Preliminary Plat, a new Preliminary Plat shall be submitted in accordance with all current regulations and requirements.

4-2. Final Plat

4-2.1 **Conformance.** The Final Plat shall conform with the layout indicated on the Preliminary Plat. If desired by the Subdivider, the Final Plat may be developed and recorded in phases; provided that each phase conforms with all requirements of these regulations and the Development Regulations.(Ordinance No. 99-09, 6/24/99)

4-2.2 **Filing the Final Plat.** The Final Plat shall not be submitted for review until the minimum improvements are completed subject to the provisions herein of these regulations. The Final Plat shall be submitted in accordance with the schedule of application deadlines and meeting dates, a copy of which is available in the office of the Planning and Zoning Department. The number of copies required of the Final Plat is also available in the office of the Planning and Zoning Department.

The Zoning Administrator shall distribute copies of the Final Plat to the appropriate departments. The Final Plat shall be deemed filed when it has been submitted to the Planning and Zoning Department by the applicant. (see Forms for Final Plat Application at www.fayettecountyga.gov) (Ordinance No. 99-09, 6/24/99)

4-2.3 **Approval by Appropriate Departments.**

Final Plat reviewed at TRC Meeting. A checklist of required information from the applicable department is due to the Planning and Zoning Department within seven (7) days after the TRC Meeting. Should the Final Plat require corrections, the corrected copies of the plat shall be submitted to the Planning and Zoning Department for distribution to the applicable departments. The applicable departments shall have a maximum of 14 calendar days from each resubmittal date to review and submit the checklists/comments to the Planning and Zoning Department.

When a corrected Final Plat is resubmitted, the applicable departments shall review the resubmitted Final Plat for compliance with all applicable statutes, codes, ordinances, and rules. The review of a resubmitted Final Plat shall not be limited to only those reasons identified from a previous review.

Once the corrected copies have been approved by all applicable departments, two (2) mylars shall be submitted to the Planning and Zoning Department. Each applicable department shall be notified that the mylars are available for review in the Planning and Zoning Department. The mylars shall be available in the Planning and Zoning Department for a total of 14 calendar days to be reviewed and/or signed by the applicable departments.

Said appropriate departments shall approve, with or without modification, or disapprove the Final Plat, to the extent to which each has jurisdiction. A checklist from the applicable departments is available from the Planning and Zoning Department. (Ordinance No. 99-09, 6/24/99; Ordinance No. 2009-01 Amended 06/25/09)

4-2.4 **Approval by the Planning Commission.** (Ordinance No. 2009-01 Adopted 06/25/09)

a. The Final Plat shall be placed on the Planning Commission Agenda for consideration when the Final Plat is approved by all of the appropriate departments. No Final Plat shall be recorded with the Clerk of Superior Court of Fayette County, Georgia, without said plat having first been submitted to and approved by the Planning Commission. (Ordinance No. 2009-01 Adopted 06/25/09)

b. The Planning Commission shall have 60 calendar days to approve or deny a Final Plat. The 60 calendar days begins upon approval by all of the appropriate departments. The Planning Commission may consider a Final Plat at a Public Hearing or a Workshop/Public Meeting. If approval of the Final Plat is not recommended, the reasons therefore shall be supplied to

the Subdivider. (see Planning and Zoning website at www.fayettecountyga.gov) (Ordinance No. 2009-01 Adopted 06/25/09)

c. The Secretary to the Planning Commission shall endorse the plat upon approval by the Planning Commission. (Ordinance No. 2009-01 Adopted 06/25/09)

4-2.5 **Additional Requirements for Final Plat Approval prior to Recordation.** In addition to the above requirements, all documents, including, but not limited to: reports, bonds, letters of credit, as-built drawings, and stormwater operation and maintenance plans and agreements, referenced on the Final Plat shall be submitted to the noted authorities. (Amended 7/12/90)

One (1) copy, in a readily available digital media, except emails, of the approved Final Plat in a format that is compatible with Fayette County's Geographic Information System must be submitted to the Planning and Zoning Department for distribution to the appropriate departments. (Ordinance NO. 2001-12)

4-2.6 **Final Plat Expiration.** A Final Plat (see Section 5) shall expire 90 calendar days after the date of approval by the Planning Commission if the Final Plat has not been recorded by the Subdivider into the Fayette County Clerk of Superior Court records. Once a Final Plat has expired, it is void and a new Final Plat shall be submitted. Any fees associated with the review and approval process shall be paid again in full for the new Final Plat.

4-2.7 **Revision to a Recorded *Final* Plat.** Proposed revisions to a recorded Final Plat which substantially changes the street and/or utility layout, unless initiated by Fayette County, shall require a revised Preliminary Plat in accordance with Section 4-1 of these regulations.

Proposed revisions to a recorded Final Plat which do not change in any way the street and/or utility layout shall be submitted as a revised Final Plat in accordance with Section 4-2 of these regulations. In addition, a revision to a recorded Final Plat shall show the name, phase (if any), date of the recorded subdivision plat being revised, and the exact citation with regard to the Clerk of Superior Court records and the book and page number wherein said plat is recorded. (Ordinance No. 2009-01 Amended 06/25/09)

Proposed revisions to any existing residential or agricultural-residential subdivisions which add property to, increases the number of platted lots, or changes the principal use on a lot(s) within a residential subdivision will be considered in public hearings before the Planning Commission and the Board of Commissioners. The legal notice shall be advertised at least seven (7) calendar days prior to the public hearing before the Planning Commission, but not more than 45 calendar days, nor less than 15 calendar days prior to the public hearing before the Board of Commissioners. In the event that the time-frames above cannot be met with one (1) advertisement, the notice shall be published twice.

As applicable, a revised Final Plat shall comply with the revised Preliminary Plat and shall be approved by the Planning Commission. (Amended 10/26/95; Ordinance No. 2009-01 Amended 06/25/09)

4-2.8 **Distribution.**

The Planning and Zoning Department will be responsible for distributing the recorded copies of the Final Plat to the appropriate departments. (Ordinance No. 2009-01 Amended 06/25/09)

SECTION 5

THE SUBDIVISION PLAT

5-1 **The Preliminary Plat.** The Preliminary Plat shall satisfy all the requirements and certification statements listed on the Fayette County Preliminary Plat Checklist, available in the Planning and Zoning Department. (see Preliminary Plat Application see Forms at www.fayettecountyga.gov)

5-1.1 **Completeness.** If any of the above facts are omitted or misrepresented on the plat, the Zoning Administrator may refuse to review the plat and shall return the plat to the Subdivider to be completed or revised. (Ordinance No. 2009-01 Amended 06/25/09)

5-2 **The Final Plat.**

5-2.1 **Sheet Design.** The Final Plat and/or a revision to a recorded Final Plat shall conform in general with the Preliminary Plat and shall be drawn in permanent ink on one (1) or more sheets of reproducible plastic measuring 17 inches by 22 inches as per plat book. When two (2) or more sheets are used, a key map shall be shown with each sheet.

5-2.2 **Certificates.** The following certificates shall be provided on the Final Plat.

OWNER'S CERTIFCATE

We, the undersigned owner(s) of the _____ Subdivision, hereby dedicate the rights-of-way for public use, and/or reserve for public use the easements and other ground shown on this plat.

We understand this Final Plat shall expire and thus become void if not recorded into the Fayette County Clerk of Superior Court records within 90 days of the date of approval by the Planning Commission.

Owner(s)	Date
_____	_____
_____	_____

(Ordinance No. 2000-03)

SURVEYOR'S CERTIFICATE

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments and infrastructure shown hereon actually exist or are marked as "future"; and their location, size, type and material are correctly shown.

By: _____

GA Registered Land Surveyor – Signature and Registration/License Number Date

ENGINEER'S CERTIFICATE

I hereby certify that accepted engineering practices and design methods were used to establish the layout of this development; that the streets, drainage structures and other design features have been constructed according to the development's approved Construction Plans; and that all applicable requirements of Fayette County's Development Regulations and Subdivision Regulations have been fully complied with.

By: _____

GA Professional Engineer – Signature and Registration/License Number Date

(Amended 3/23/06)

5-2.3 **Approvals.** The following spaces shall be provided in the form listed below for approval by all agencies having jurisdiction:

Approved by Fayette County Environmental Health Department.

Date _____ Signed _____

Environmental Health Specialist

(Amended 6/23/94)

Approved by Fayette County Stormwater Management Department.

Date _____ Signed _____

Stormwater Management

Approved by the Fayette County Engineer.

Date _____ Signed _____

County Engineer

(Amended 8/27/87)

Approved by the Fayette County Planning Commission on: _____
(Amended 6/23/94)

Date _____ Signed _____
Secretary

Approved by the Fayette County Zoning Administrator. (Amended 6/23/94)

Date _____ Signed _____
Zoning Administrator

Approved by Fayette County Fire Marshal. All fire hydrant(s) located as shown.
(Amended 6/23/94)

Date _____ Signed _____
Fire Marshal

5-2.4 **Drainage Easement/Overall Drainage.** Each approved Final Plat shall include thereon the following statement:

"Fayette County does not accept the ownership, maintenance or responsibility for any drainage easement or overall drainage plan, or the lack of one, indicated by this plat."

5-2.5 **Dedication of Right-of-Way.** Each approved Final Plat shall include thereon the following statement(s), as applicable:

All that property contained within the right-of-way of (insert name of new street[s] within the subdivision), said roads having at least a minimum of (fill in) foot right-of-way as indicated hereon, are hereby deeded to Fayette County, a political subdivision of the State of Georgia, at no costs to Fayette County, upon recordation of said Final Plat into the Fayette County Clerk of Superior Court records.

All that property contained within the existing right-of-way of (insert name of existing street), said road having a minimum (fill in) foot right-of-way. (fill in) feet shall be dedicated to create a minimum (fill in) foot right-of-way as measured from the centerline. Said right-of-way shall be indicated hereon and are hereby deeded to Fayette County, a political subdivision of the State of Georgia, at no costs to Fayette County, upon recordation of said Final Plat into the Fayette County Clerk of Superior Court records.

5-2.6 **Surveying.** The Final Plat shall contain the location, bearing, and length of every street line, lot line, boundary line, and easement line, whether curved or straight. All dimensions shall be shown in feet and decimals to the nearest one-hundredth (1/100) of a foot, and all angles shall be shown to the nearest second. The error of closure shall require accuracy in excess of one (1) in 10,000.

5-2.7 **Monuments.** The Final Plat shall show the accurate location, material, and description of all monuments. A permanent master bench mark shall be established within the site and shall comply with the standards set forth by the Fayette County Stormwater Management Department.

5-2.8 **Easements.** The Final Plat shall show the location, width, and/or dimension of all easements within the subdivision.

5-2.9 **Wetlands.** The Final Plat shall show all jurisdictional wetlands on the subject properties, identify the source of the wetland delineation, and contain the following statement, if applicable:

Wetlands shown on this plat are under the jurisdiction of the U.S. Army Corps of Engineers. Property owners may be subject to penalty by law for disturbance to these wetland areas without proper authorization.
(Added 3/23/2006)

5-2.10 **Final Plat Application/Checklist.**

The Final Plat shall contain items listed on the Final Plat Checklist that is available in the Planning and Zoning Department. (Added 6/23/94; Ord. No. 2000-03)

SECTION 6

MINIMUM DESIGN STANDARDS

The following design standards are in addition to applicable Federal, State, and Local Ordinances, including, but not limited to: the Fayette County Zoning Ordinance, the Fayette County Development Regulations, and Fayette County Sign Ordinance.

6-1 **Easements.** All easements shall be shown on the Final Plat and meet the following standards where applicable.

- Where possible, water lines shall be located outside the curb line on the west and south sides of streets; sewer and gas lines shall be on the east and north sides;
- Water and sewer lines outside of street rights-of-way shall follow side and rear property lines where possible and shall have a minimum easement width of 20 feet. The Water System may require a greater width if determined necessary for maintenance or construction;
- Wherever public utility easements are planned adjacent to the subdivision tract boundary or phase, they shall be platted within said subdivision or phase thereof; and
- Drainage easements shall be provided as required by the Stormwater Management Department.

6-2 **Contiguous Areas.** Each residential lot shall have a minimum contiguous area that is free and clear of zoning buffers and setbacks, watershed protection buffers and setbacks, jurisdictional wetlands, and easements of any kind. The required minimum contiguous areas, set forth below, are a function of zoning requirements and minimum lot sizes.

Zoning District	Minimum Contiguous Area Free & Clear (ac)
A-R	2.0
EST	1.3
R-85, R-80	1.5
R-78, R-75, R-72, R-70	0.9
R-55, R-50, R-45, R-40, R-20, DR-15, C-S	0.6[1]
R-55, R-50, R-45, R-40, R-20, DR-15, C-S	0.3[2]

[1] Where public water is not available (lots have individual wells)
[2] Where public water is available
(Added 3/23/2006)

6-3 **Corporate Limits.** Any lot divided by corporate limits (city or county) shall meet fully the requirements of Fayette County on the portion of the lot that is within unincorporated Fayette County for the purposes of a building permit. All corporate limits dividing a lot will be viewed in the same manner as a property line.

6-4 Street Layout and Design

6-4.1 **Subdivision Entrances and Street Length**. No street or portion of a street may provide access to more than 40 lots unless 1) a second means of access to the lots is provided by another street; or 2) a two-way divided road is used at the entrance and extended to all points within the subdivision until the number of lots being served is 40 or less. Amenity and common areas (e.g., green space) are excluded from the 40-lot limit. Of the two (2) options, use of a second entrance is preferred and shall be provided unless it is determined not practical by the County Engineer.

The two-way divided entrance/road shall have a minimum 80 foot right-of-way, two (2) 16 foot travel lanes, curb and gutter, and an 18 foot wide landscape island. Additional specifications for the divided entrance may be found in the Development Regulations.

The purpose of this requirement is to help ensure emergency access to lots by providing at least two (2) routes to any parcel or, if two (2) routes are not feasible, a road design that is less likely of becoming impassible. The 40-lot threshold is based upon AASHTO's definition of very low volume local roads (400 vehicles per day) and the Institute of Transportation Engineers' trip generation estimates for single family detached housing (approximately ten trips per dwelling unit).

6-4.2 **Corner Lots.** Corner property lines at street intersections shall have chamfer corners with minimum chamfer distances of 20 feet in each direction (chamfering means to connect two, non-parallel property lines with a third beveled line). The purpose of the chamfer is to allow sufficient room within the right-of-way for utility placement and maintenance.

6-4.3 **Crosswalks.** Rights-of-way for pedestrian crosswalks shall be provided when in the opinion of the Planning Commission, Zoning Administrator, or County Engineer crosswalks are necessary for direct pedestrian access to schools, shopping centers, and parks. The crosswalk right-of-way shall not be less than twenty (20) feet wide. (Ordinance No. 2000-03)

6-4.4 **Curb Radius.** The curb radius at street intersections within subdivisions shall be no less than 25 feet. Curb radius requirements for intersections with collectors or arterial streets are dictated by the Fayette County Development Regulations and/or the Georgia Department of Transportation.

6-4.5 **Dead-End Streets, Half-Street and Alleys.** Dead-end streets, half-streets and alleys are prohibited. Temporary dead-end streets resulting from phased developments shall be constructed with cul-de-sacs.

6-4.6 **"Elbows".** Elbows (i.e., a circular bump-out of the paved road) may be used in lieu of a horizontal curve for road alignment when the centerline tangents have an intersection angle between 90 and 120 degrees. The "elbow" portion of the intersection shall be designed with a paved radius of 42 feet (to back of curb) and a 60 foot right-of way radius. Elbows are not considered cul-de-sacs with respect to required road frontage for subdivision lots.

6-4.7 **Intersections.** The center lines of no more than two (2) streets shall intersect at any one (1) point. Streets shall intersect as nearly as possible at right angles and no intersection shall have an angle of less than 60 degrees. A tangent section no less than 100 feet long shall be placed between a centerline curve and the nearest right-of-way line of the street with which it intersects.

6-4.8 **Stub Street (Right-of-Way Extension).** Where the Planning Commission determines that it is essential to provide for the extension of a street to an adjacent property, such street right-of-way shall be extended by dedication and paved to the property line. Such a stub street shall be clearly labeled "Temporary Dead-End Street" on the Final Plat. (Amended 5/23/85; Ordinance No. 2000-03)

6-4.9 **Subdivision Names.** A proposed subdivision name shall not duplicate the name of another subdivision unless such property is contiguous to the subdivision bearing the proposed name and with the same or more restrictive zoning, and covenants and restrictions as the subdivision previously bearing such name.

In addition to meeting the above criteria, the sharing of a subdivision name must be approved by the Planning Commission. Whenever a new subdivision is permitted by the Planning Commission to share the name of a previously approved subdivision, such name shall be followed by the appropriate Roman Numberals (e.g., II). Any subsequent subdivisions approved by the Planning Commission under these provisions shall be numbered in sequence with Roman Numerals. (Amended 6/26/86)

6-4.10 **Additional Right-of-Way.** If the subdivision boundary lies adjacent to the right-of-way line of an existing public street of less than minimum needed right-of-way width, as determined by the County Thoroughfare Plan, a minimum of one-half the required extra width shall be dedicated to the County by the Subdivider.

6-5 **Provisions for Public Use**. In subdividing land, due consideration shall be given to suitable sites for schools, parks, playgrounds, and other common areas for public use. Such land shall be located in accordance with the Comprehensive Plan. The acquisition of such land shall rest with the proper authority.

SECTION 7

MINIMUM IMPROVEMENTS

7-1 **General.** The Subdivider shall provide public improvements as required by all applicable County regulations, specifications, and requirements.

7-2 **Curbs and Gutter.** The Subdivider shall install curb and gutter and proper drainage as required by County specifications.

7-3 **Monuments.** The Subdivider shall provide and set iron monuments at all property corners. The monuments shall be an iron rod or pipe of not less than one half inch in diameter and not less than 18 inches long.

7-4 **Water Supply and Sanitary Sewerage.** Every lot within a proposed subdivision shall have an approved supply of adequate water and an approved sewage disposal system, as determined by the Fayette County Water System and the Environmental Health County Manager.

7-4.1 Where public water facilities are available within the distance specified below, the Subdivider shall assure that every lot of the subdivision shall be provided with public water.

NUMBER OF LOTS	MINIMUM DISTANCE FROM WATER LINE*
6 or more	2,500'

For each additional lot after six (6), an additional 150 feet shall be added per lot to the minimum distance from a water line requiring connection thereto.

*Measured along public right-of-way to closest point on property.

Cost differentials based on line sizes and fire hydrants needed to serve a subdivision versus that needed as part of the overall system will be determined by the Water System. (Ordinance No. 2000-14)

7-4.2 Standard fire hydrants will be provided at the spacing specified by the Fayette County Code per Chapter 9, Fire Prevention and Protection. Design standards shall be as specified by the American Water Works Association.

7-4.3 **Sanitary Sewer.** When a public sewage disposal system is not available, the Fayette County Environmental Health Department shall review the Preliminary and Final Plat of a subdivision to determine the feasibility for individual on-site sewage disposal systems. After approval of the Final Plat of the subdivision, on-site sewage disposal system permit applications must be submitted to the Fayette

County Environmental Health Department for each individual lot for review and approval.

If the lots of a subdivision are to be served by individual subsurface wells, the on-site sewage disposal permit application must indicate the location of the well and on-site sewage disposal system. The subsurface well must be setback at least 100 feet from the on-site sewage disposal system.

7-5 **Storm Water Drainage**. The subdivider shall provide adequate storm water drainage in accordance with these regulations and applicable County specifications. The subdivider shall also provide fro adequate drainage for springs or other ground water drainage.

7-6 **Grassing and Erosion Control**. Proper erosion control measures must be in place throughout the entire phase of construction and must also be in place prior to Final Plat approval. Permanent grass must also be established on all disturbed areas prior to Final Plat approval. However, property temporary erosion control measures and performance bonds can be substituted for a permanent stand of grass during the Final Plat inspection. (Ordinance No. 2000-03)

7-7 **Building Permit**. No permit for the construction of any building on any lot of a proposed subdivision or phase thereof shall be issued unless the Final Plat of the proposed subdivision has been recorded in the office of the Clerk of Superior Court of Fayette County, Georgia, and unless the Minimum Site Improvements, as prescribed in this Ordinance, have been made and such improvements have been inspected and approved by the applicable departments. Upon recordation of the Final Plat, the required number of recorded copies and the digital media copy of the approved Final Plat shall be submitted to the Planning and Zoning Department prior to the issuance of a building permit. Lots within a nonresidential subdivision shall also require an approved Site Plan, as applicable, for the issuance of a building permit. (Ordinance No. 2000-03)

7-7.1 Building permits may be issued for a phase of a subdivision prior to the completion of the improvements in the entire subdivision, provided that the the applicable departments approves the improvements in said phase and it is determined that the lots to be built upon are completely served by the improvements in the completed phase as if it were a separate subdivision.

7-8 **Utilities.** The Subdivider shall provide all applicable utilities to the subdivision in accordance with all applicable County requirements. The utilities shall be located as specified by the Development Regulations. Power and water utilities must be installed, if available in the area, prior to Final Plat approval. All of the minimum improvements listed in this section of the ordinance must be completed and inspected prior to Final Plat approval with the exceptions–of the installation of utilities in non-residential subdivisions.

SECTION 8

PROVISIONS FOR RECORDING OF FINAL PLATS PRIOR TO COMPLETION OF MINIMUM IMPROVEMENTS

(Amended 7/12/90)

8-1 **Performance Bond or Irrevocable Letter of Credit.** The following improvements shall be made after the recordation of a Final Plat if a Performance Bond or irrevocable Letter of Credit is provided that meets the standards set hereafter:

- Paving the top layer (top course) of asphalt on one (1) or more roads within the subdivision; and
- Meeting permanent stabilization requirements within the proposed right-of-way.

Other than those items listed above, all minimum improvements within the subdivision shall be completed and accepted in accordance with the approved Construction Plans, the Fayette County Development Regulations, and the Subdivision Regulations prior to the recordation of a Final Plat. Acceptance shall be determined by the County Engineer, the Water System, and the Stormwater Management Department based on a field inspection of the project and/or review of required submittals.

Work to be completed after the recordation of a Final Plat shall be guaranteed by either a Performance Bond or an irrevocable Letter of Credit and the document(s) shall be filed with the County Engineer prior to his/her signature on the Final Plat.

8-2 **Criteria for Paving Bonds**

The amount of the Bond or Letter of Credit needed for paving shall be the sum of material, labor, equipment, and repair estimates, as determined by the County Engineer, using the following guidelines:

- Material Costs = 120% of current cost estimate for tack and asphalt);
- Labor and Equipment = 10% of Material Costs; and
- Repairs to binder and base = 20% of Material Cost.

Additional costs shall be included for unusual circumstances.

Paving Bonds/Letter of Credits shall be considered only if coring of the asphalt binder and base, as required by the Development Regulations, demonstrate the work was completed per the approved Construction Plans and County standards.

Paving work shall be completed within two (2) years of recording the Final Plat unless an extension is provided by the County Engineer.

The Bonds/Letter of Credits shall not be released until all repairs and paving work are done in accordance with the approved Construction Plans and the work is accepted by the County Engineer.

8-3 **Criteria for Permanent Stabilization Bonds**

The amount of the Bond or Letter of Credit needed for permanent stabilization shall be the sum of material, labor, equipment, and repair estimates, as determined by the Stormwater Management Department. At a minimum, the cost estimate shall include all Best Management Practices required to bring the project into compliance with the approved Soil Erosion and Sediment Control Plan. Additional costs may be included for unusual circumstances.

Stabilization Bonds/Letter of Credits will be considered only if the Stormwater Management Department determines that current weather patterns and the season make permanent stabilization infeasible at this time.

Stabilization work shall be completed within six (6) months of recording the Final Plat unless an extension is provided by the Stormwater Management Department.

The Bonds/Letter of Credits shall not be released until all areas of concern are stabilized in accordance with the approved Construction Plans and the work is accepted by the Stormwater Management Department.

8-4 **Conditions Thereof.**

8-4.1 Bonds or irrevocable letters of credit delivered for the purpose of guaranteeing construction of minimum improvements pursuant to Section 8-1 shall run to the County and provide that the Subdivider, his heirs, successors and assigns, and their agents and servants will comply with all applicable terms, conditions, provisions, and requirements of these regulations, will faithfully perform and complete the work of constructing and installing said facilities or improvements in accordance with these regulations and that the Subdivider will save the County from any unnecessary expense incurred through the failure of the Subdivider, his heirs, successors or assigns, or their agents or servants, to complete the work of said construction and installation as required by these regulations, and from any damage growing out of negligence in performing or failing to perform said construction and installation. (Amended 7/12/90)

8-4.2 Before acceptance of any bond or irrevocable letter of credit, the County Engineer may, at his direction, have the County Attorney review said instrument. If a bond is offered, it shall be executed by a Surety or Guaranty Company qualified to transact business in the State of Georgia and approved by the Board of

Commissioners. If an irrevocable letter of credit is offered, it shall be written by a financial institution licensed to do business in the State of Georgia.
(Ordinance No. 2000-03)

8-5 **Duration and Release.** Bonds and/or irrevocable letters of credit posted pursuant to the regulations shall be released or returned, as the case may be, at such time as the facilities guaranteed thereby have been installed and accepted.

8-6 **Default.** If the construction or installation of any improvements or facilities for which a bond or irrevocable letter of credit is posted is not completed within three (3) months after substantial completion of any building or structures which said improvements of facilities are designed to serve, or if said construction or installations not in accordance with the applicable specifications and requirements, the County may proceed to construct, install, or modify said improvements of facilities in accordance with the applicable specifications and requirements. In either the case of a bond or a letter of credit, the County shall make whatever claims and/or drafts are necessary in order to obtain the funds necessary to so construct or install said improvements of facilities. The default provisions of this Section shall not apply when the governing body acts to permit the Subdivider to remove his subdivision from the land records of Fayette County in accordance with the provisions of these regulations. (Amended 7/12/90)

8-7 **Miscellaneous.**

8-7-1 One (1) or more bonds or irrevocable letters of credit or any combination thereof shall be held to be in compliance with this Section, so long as, the total is equal to the total required; provided, however, that no bond or irrevocable letter of credit shall be released for a lesser or smaller portion of the construction or installation work that is required by these regulations and/or other County specifications and requirements to be installed or constructed as a unit. (Amended 7/12/90)

If subsequent to the posting of a bond or irrevocable letter of credit under these regulations, it can be established that the amount thereof is more than required because subsequent estimates by the County establish that the work can be constructed or installed for a lesser amount than the amount of the bond posted or deposited hereunder, the bond or irrevocable letter of credit so posted may be released proportionately. (Amended 7/12/90)

SECTION 9

ACCEPTANCE AND GUARANTEE OF COMPLETED MINIMUM IMPROVEMENTS

9-1 **Completion.** The following requirements shall be satisfied prior to County acceptance of the minimum improvements and Final Plat. (Amended 7/12/90)

9-1.1 Submittals. The Subdivider shall provide to Fayette County all applicable submittals as required in the County's Development Regulations. A detailed list of the specific submittals and contact information for the applicable departments responsible for review and approval of each submittal is available from the Fayette County Stormwater Management Department. (see www.fayettecountyga.gov)

9-1.2 Final Inspections. Upon completion of all minimum improvements, the Subdivider shall notify the departments listed on the Final Plat checklist available from the Planning and Zoning Department and request a field inspection. The Subdivider is responsible for correcting all deficiencies identified during the final inspections. Improvements shall not be accepted unless they conform to the approved Construction Drawings and all applicable Federal, State and Local requirements. (see Forms for Final Plat Checklist at www.fayettecountyga.gov)

9-1.3 Maintenance Bond/Irrevocable Letter of Credit. The Subdivider shall provide to the County Engineer a Maintenance Bond or an Irrevocable Letter of Credit for the purpose of guaranteeing the materials and workmanship of the minimum improvements for a period of two (2) years. For purposes of Bond/ Irrevocable Letter of Credit determination, "minimum improvements" includes all materials and work within the proposed right-of-way plus any part of the storm sewer infrastructure serving the subdivision. This includes, but is not limited to: storm pipe, open ditches, headwall, stormwater management ponds, etc.

The Subdivider shall be responsible for making any needed repairs to the road or other "minimum improvements" as defined above within the two-year bonding period. Notification of needed repairs may be provided by the County to the Subdivider at any time during the bonding period. If the Subdivider does not make the necessary repairs within 90 calendar days of said notification, the County Engineer shall claim funds from the Bond or Irrevocable Letter of Credit to adequately reimburse the County for its cost associated with having the repairs made by a contractor or the appropriate County Department.

The requirement for a Maintenance Bond/Irrevocable Letter of Credit may be waived by the County Engineer if the calculated bond amount is less than $1,000.

If a Final Plat becomes void, as may happen if not recorded into the Fayette County Clerk of Superior Court records within 90 days of approval by the Planning Commission, the existing Maintenance Bond/Irrevocable Letter of Credit is also void and a new Maintenance Bond/Irrevocable Letter of Credit will be required prior to approval of the new Final Plat.

9-2 **Acceptance**. The approval of a Final Plat by the Planning Commission shall be deemed to constitute an acceptance by Fayette County of any street or other real property shown upon the Final Plat. (Amended 7/12/90; Ordinance No. 2009-01 Amended 06/25/09)

9-3 **Ownership.** Upon recordation of the Final Plat, Fayette County shall accept ownership of any street or other real property shown upon the Final Plat. (Amended 7/12/90)

SECTION 10

VIOLATIONS AND PENALTIES

10-1 **Violations.**

10-1.1 It shall be unlawful to convey or improve property by the construction of buildings on lots of any land subdivision which has not been approved and recorded as provided in these regulations, except those parcels recorded prior to the effective date of these regulations.

10-1.2 It shall be unlawful to record a subdivision plat, or once recorded, to make any changes thereon whatsoever which have not been approved by the Planning Commission in accordance with the provisions of all applicable regulations. (Ordinance No. 2009-01 Amended 06/25/09)

10-1.3 Each and every day's violation of any provisions of this Ordinance shall constitute a separate offense.

10-2 **Penalties.** Any person or persons, firm or corporation of association of persons who shall divide and offer for sale any real estate in violation of the terms or provisions of the Ordinance shall, upon conviction therefore in State Court, be punished as provided by the County Code.

SECTION 11

LEGAL STATUS

11-1 **Effect of Invalidity of Part of Ordinance.** Should any section or provision of this Ordinance be decided by the Courts to be unconstitutional or invalid, such decision shall not effect the validity of this Ordinance as a whole or any thereof other than the part so decided to be unconstitutional or invalid.

11-2 **Conflict with Other Laws.** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

11-3 **Amendment.** The Board of Commissioners shall have the authority to amend these regulations after a public hearing thereon. Notice of the time and place of such public hearing shall be published in a newspaper of general circulation in Fayette County at least 15 days prior to such meeting.

11-4 **Variance or Appeal.** In cases of undue hardship under this Ordinance, the property owner may petition the Planning Commission for a Variance or an Appeal from the decision of any of the aforementioned appropriate departments with regard to interpretation, administration, and enforcement. If the Planning Commission does not concur with the variance or appeal, the property owner may then appeal to the Board of Commissioners.

06/25/09 – BOC instructed Staff to begin review
07/09/09 – Bryan Keller, Vanessa Birrell, and Robyn Wilson
07/13/09 – Bryan Keller, Vanessa Birrell, and Robyn Wilson
07/15/09 – Bryan Keller, Vanessa Birrell, and Robyn Wilson
07/27/09 - S/D Regs Committee
10/26/09 – Bryan Keller
11/04/09 – BOC Workshop

PROPOSED AMENDMENTS TO THE FAYETTE COUNTY DEVELOPMENT REGULATIONS

§ 8-46 - 8-80 DEVELOPMENT REGULATIONS

ARTICLE III. STREET DESIGN STANDARDS AND SPECIFICATIONS*

Sec. 8-46. Design standards.

All roads and bridges constructed in unincorporated Fayette County shall be designed in accordance with latest editions of the American Association of State Highway and Transportation Officials (AASHTO) design guides and specifications except as provided in these regulations.(Ordinance No. 2001-10)

Sec. 8-47. Classification system.

Five (5) functional classifications are identified on the thoroughfare plan. Any street not indicated on the thoroughfare plan will be classified by the Fayette County Engineer. The five classification categories are as follows:

(1) Major Arterial. A Georgia State Route which provides traffic movement through the region, as well as traffic movement within and through the County.

(2) Minor Arterial. A street which provides traffic movement within and through the County.

(3) Collector. A street which collects traffic from local and other collector streets and provides a connection to arterial streets.

(4) County Local. A street which provides access to adjoining properties and traffic circulation within a limited area.

(5) Internal Local. A street which primarily serves an individual development and provides traffic circulation within that development.
(Ordinance No. 86-13, § 3-2, 7-24-86)

State constitution reference - County street and road construction and maintenance, Art. IX, § II, Para. III.

State law references - Acquisition of property by counties for public road construction and other transportation purposes, OCGA § 32-3-1 et seq.; classification, designation, etc., of public roads, OCGA § 32-4-1 et seq.; county powers as to public roads, OCGA § 32-4-40 et seq.; reimbursement of counties in regard to acquisition of rights-of-way, OCGA § 32-5-26; acquisition by county of unauthorized outdoor advertising, OCGA § 32-6-83; limited access roads, OCGA § 32-6-110 et seq.; commercial driveways leading to or from state highways, OCGA § 32-6-130 et seq.; elimination of grade crossings, OCGA § 32-6-193 et seq.; reimbursement of counties for property, interests and right-of-way conveyed to Georgia Highway Authority, OCGA § 32-10-6; county roads, bridges and ferries, OCGA § 36-55-22.1; county police to inspect and report on condition of roads and bridges, OCGA § 36-8-6. (Ordinance No. 86-13, § 3-1, 7-24-86).

***Cross-reference** - Streetlights, Ch. 6.

Sec. 8-48. Minimum right-of-way widths and dedication requirements.

The thoroughfare plan illustrates the functional classification of streets and the general location of future arterial and collector streets in the county. The right-of-way dedication requirements expressed below shall correspond to the functional classifications illustrated on the thoroughfare plan. Should a proposed subdivision adjoin an existing street, the developer shall dedicate additional right-of-way to meet one-half the minimum right-of-way requirement for the applicable functional classification of the adjoining street.

(1) *Minimum right-of-way and pavement widths.*

Functional Classification	*Minimum R/W*	*Minimum Pavement Width*
Major Arterial	Per GA DOT	Per GA DOT
Minor Arterial	100'	24'
Collector	80'	24'
(Ordinance NO. 2001-10)		
County Local	60'	24'
Internal Local	60'	24'

(2)Median width. Minimum median width for a divided street shall be at least twenty-four (24) feet. (Ordinance No. 86-13, § 3 - 3, 7-24-86; Ordinance No. 94 - 04, § 5, 3-24-94) (Amended June 9, 2005)

Sec. 8-49. Roadway sectional composition standards by use and functional classification.

The applicable standard shall be based on functional classification and the predominant zoning through which a street passes. See latest edition of the Georgia Department of Transportation Standard Specifications for the Construction of Roads and Bridges for specifications of referenced asphaltic concrete types. For all street classifications, before asphalt pavement is placed a Bituminous Prime shall be applied to the base material in accordance with DOT specifications. Application rate shall be a minimum of 0.15 gallons per square yard.

(1) *Residential/Local.*

a. 1 ½" Asphaltic concrete Type "F" (top course).
   2" Asphaltic concrete Type "B" (binder).
   6" Crusher run or graded aggregate base for main line pavement.
   10" Crusher run or graded aggregate base for cul-de-sacs.

   Subgrade stabilized with stone, unless material in place weighs at least 95 lbs./cu. ft. (Ordinance No. 2001-10)

Or

b. 1 ½" Asphaltic concrete Type "F" (top course).
2" Asphaltic concrete Type "B" (binder).
6" Soil cement base for main line pavement
10" Soil cement base for cul-de-sacs.
Soil cement shall be mixed in place - compacted to 98% maximum dry density per standard proctor test ASTM D698.

Subgrade stabilized with stone, unless material in place weighs at least 95 lbs./cu. ft. (Ordinance No. 2001-10)

Or

c. 6" Concrete pavement per specifications detailed in section 8 - 49.1.
4" Crusher run or graded aggregate base course compacted to 98% maximum dry density per standard proctor test ASTM D698.

(2) *Office, institutional, commercial and all collectors.*

a. 1½" Asphaltic concrete Type "F" (top course).
2½" Asphaltic concrete Type "B" (binder).
8" Graded aggregate or crusher run base course for main line pavement.
10" Graded aggregate or crusher run base course for cul-de-sacs.
Base shall be compacted to 98% maximum dry density per standard proctor test ASTM D698.

Subgrade stabilized with stone, unless material in place weighs at least 95-lbs./cu. ft. (Ordinance No. 2001-10)

Or

b. 1½" Asphaltic concrete Type "F" (top course)
2½" Asphaltic concrete Type "B" (binder).
8" Soil cement base for main line pavement
10" Soil cement base for cul-de-sac.
Soil cement shall be mixed in place - compacted to 98% maximum dry density per standard proctor test ASTM D698.

Subgrade stabilized with stone, unless material in place weighs at least 95-lbs./cu. ft. (Ordinance No. 2001-10)

Or

c. 7" Concrete pavement per specifications detailed in section 8-49.1.
4" Crusher run or graded aggregate base course compacted to 98% maximum dry density per standard proctor test ASTM D698. (Ordinance No. 2001-10)

(3) *Industrial and all arterials.*

a. 1½" Asphaltic concrete Type "F" (top course).
2" Asphaltic concrete Type "B" (binder).
3" Asphaltic base.
8" Graded aggregate or crusher run base course compacted to 98% maximum dry density per standard proctor test ASTM D698.
Subgrade stabilized with stone, unless material in place weighs at least 95 lbs./cu.ft.

Or

b. 1½" Asphaltic concrete Type "F" (top course).
2" Asphaltic concrete Type "B" (binder).
3" Asphaltic base.
8" Soil cement stabilized base course mixed in place compacted to 98% maximum dry density per standard proctor test ASTM D698.
Subgrade stabilized with stone, unless material in place weighs at least 95-lbs./cu. ft.

Or

c. 8" Concrete pavement per specifications detailed in section 8-49.1.
4" Crusher run or graded aggregate base course compacted to 98% maximum dry density per standard proctor test ASTM D698. (Ordinance No. 2001-10)

(4) *Typical Road Cross Sections.*
For typical roadway cross sections with asphalt pavements see Figure 8-49 (4). (Ordinance No. 2001-10; Ordinance No. 86-13, § 3 - 4, 7-24-86; Ordinance No. 90-07, 7-12-90; Ordinance No. 94-04, § 1, 3-24-94; Ordinance No. 95-09, § 1 - 3, 6-21-95; Ordinance No. 2000-07)

Sec. 8-49.1. ***(Deleted July 26, 2001)*** (Ordinance No. 90-07, 7-12-90)

Sec. 8-49.2. Subgrade, base and pavement material and construction specifications.

(a) All tests and data described below shall be conducted or provided and paid for by the paving contractor or the developer. Test results shall be submitted to ~~the Engineering Department~~ ***the County Engineer and Stormwater Management Department for review and/or approval prior to review of the Final Plat.*** (Ordinance No. 2001-10)

(b) Subgrade: Embankments shall be constructed in eight to twelve inch lifts. Individual lifts shall be compacted using sheep's foot rollers, vibratory compactors, pneumatic tire rollers or other equipment capable of obtaining the required compaction. The surface of the completed subgrade shall be

bladed to a smooth and uniform texture. The centerline profile shall conform to the established elevations with an acceptable tolerance of +/- ½ inch. The acceptable tolerance under a template conforming to the designed cross-section shall be +/- ¼ inch. (Ordinance NO. 2001-10)

Soil density tests shall be performed on roadway fills four (4) feet in height and greater. The compaction tests will be performed to within twelve (12) inches of the final grade of the subgrade. For the fills requiring compaction tests they shall be compacted to ninety-five (95) percent of maximum dry density per the standard proctor test (ASTM D698, AASHTO T99). One set of compaction tests shall be performed on every other twelve (12) inch lift at one hundred-foot intervals along the roadway fill section. An independent party selected by the developer's engineer and approved by the Engineering Department shall perform the tests. Where the subgrade compaction is determined to be less than the required degree, the developer shall remove, replace, and/or recompact the section in question, or use other means approved by the Engineering Department ***and Stormwater Management Department***, until the density is determined to meet the required limit. Copies of all test results shall be submitted to the Engineering Department ***and Stormwater Management Department***. (Ordinance No. 2001-10)

The compaction of the top twelve (12) inches of the subgrade shall be inspected by proof rolling. The subgrade shall have sufficient stability to support any and all types of construction equipment used to construct the roadway without "pumping" (vertical and/or horizontal displacement of the subgrade). The "proof-roll" compaction inspection of the subgrade shall be by a vehicle with a minimum gross vehicle weight of 24,000 pounds, fully loaded with a minimum of 16 tons (32,000 pounds) of graded aggregate (54,000 pounds total weight minimum). The weight of the proof-roll inspection vehicle and the accompanying load shall be shown on a printed "load-out" ticket from a reputable quarry. Representatives of the Engineering Department and Road Department or Public Works shall approve all subgrades in the unincorporated areas of Fayette County. The contractor, at the contractor's expense, shall correct any areas not passing the proof-roll inspection. (Ordinance No. 2001-10)

(c) Concrete Pavement:

(1) Concrete pavement compressive strength shall be four thousand (4,000) psi at twenty-eight (28) days. Concrete test cylinders will be taken from each batch poured for every seven hundred fifty (750) feet of street-paving construction. These shall be tested according to ASTM C31-69 and C39-72 to ascertain the twenty-eight day compressive strength. (Ordinance No. 2001-10)

(2) A concrete slump test (ASTM C143-74) will be conducted at the same time that the cylinders are made. The concrete

shall not be accepted which has a slump value greater then 2 ½ inches. (Ordinance NO. 2001-10; Ordinance No. 90-07, 7-12-90; Ordinance No. 94-04 § 2, 3, 3-24-94; Ordinance No. 2000-7)

(3) Core samples shall be made at intervals of not less than five hundred (500) feet and not more than one thousand (1,000) feet of paving. Core sample report must be approved by Engineering Department prior to final plat approval.

(d) Asphalt Pavement:

(1) Placement of the base material and asphalt shall be inspected and approved by the Road Department as specified below. The paving contractor/developer is responsible for requesting such inspections, and placement of base and /or asphalt shall not be done until such inspections have been scheduled. (Ordinance NO. 2001-10)

(2) The compacted base course (graded aggregate or crusher run) shall have sufficient stability to support any and all types of construction equipment used to construct the roadway without "pumping" (vertical and/or horizontal displacement of the base due to any number of factors including too much water, not enough compactive effort, etc.), regardless of compaction. The "proof-roll" compaction inspection of the graded aggregate base shall be by a vehicle with a minimum gross vehicle weight of 24,000 pounds, fully loaded with a minimum of 16 tons (32,000 pounds) of graded aggregate (54,000 pounds total weight minimum). The weight of the proof-roll inspection vehicle and the accompanying load shall be shown on a printed "load-out" ticket from a reputable quarry. A representative of the Road Department or Public Works shall inspect all graded aggregate bases in the unincorporated areas of Fayette County. The contractor, at the contractor's expense, shall correct any areas not passing the proof-roll inspection. (Ordinance NO. 2001-10)

(3) The graded aggregate base thickness, as required in the current Fayette County Development regulations, shall not be deficient in any area by more than ½ total inches. Any deficient area shall be corrected by adding additional quantities of the same materials and rebuilt to the desired thickness. The contractor, at contractor's expense, and during the proof-roll compaction inspection process, shall do the measurement. Three holes shall be dug every 1500 feet or one hole per each 500 feet, to confirm the required thickness. At least one hole shall be dug for any areas less

than the above footage. A representative of Fayette County Public Works or the Road Department shall determine the hole(s) location and confirm the depth of graded aggregate base. (Ordinance NO. 2001-10)

(4) Core samples shall be taken of the asphalt at intervals of not less than three hundred (300) feet and not more than five hundred (500) feet. Samples shall be taken from the center of the travel lane and samples shall alternate between travel lanes. The thickness of the asphalt shall not be less than 1/4" from the plan dimensions. Core sample report must be approved by Engineering Department prior to final plat approval. (Ordinance NO. 2001-10)

(e) Subdrains: Lateral subdrains shall be constructed at a minimum interval of every 500 ft. for roadways with a continuous grade of 2% or less, and in all sag vertical curves and cul-de-sacs. The top of the subdrain shall be at the interface of the subgrade and the subbase. For all locations in the roadway, the subdrain shall extend from the centerline to the nearest drop inlet or ditch on each side of the road. For cul-de-sacs, the subdrain shall be designed to accommodate the location of the drop inlet and expected groundwater flow. The subdrain shall consist of a 6 inch perforated plastic pipe and be placed at the bottom of a two foot by two foot ditch backfilled with AASHTO No. 57 gradation material. Detail drawing, Figure 8-49.2 (e), for the pavement subdrain is on file in the Engineering Department. (Ordinance No. 2001-10; Ordinance No. 90-07, 7-12-90; Ordinance No. 94-04 § 2, 3, 3-24-94; Ordinance No. 2000-7)

Sec. 8-50. Design speed and grade.

Street Classification	*Maximum Grade*	*Maximum Design Speed*	*Minimum Grade*
Arterial	8%	55 MPH	1%
Collector	10%	45 MPH	1%
Local			
County	10%	35 MPH	1%
Internal —(less than 5 acres)	15%	25 MPH	1%
(5 acres or more)	10%	25 MPH	1%

(Ordinance No. 86-13, § 3 - 5, 7-24-86; Ordinance No. 94-04, § 6, 3-24-94)

Sec. 8-51. Minimum cul-de-sac specifications.

The distance between the curb and gutter (or edge of pavement) and the right-of-way within a cul-de-sac shall be at least as wide as such distance along a given roadway prior to entering a cul-de-sac.

(1) *Residential cul-de-sacs.* Sixty-foot right-of-way radius - minimum forty-foot pavement radius. Islands are prohibited in cul-de-sacs. Existing

islands will be removed at the county's discretion, or where there is a significant problem with access by or operation of public safety vehicles and school buses.

(2) *Commercial cul-de-sacs.* Sixty-foot right-of-way radius - minimum forty-foot pavement radius.

(3) *Industrial cul-de-sacs.* Industrial cul-de-sacs shall provide a sixty-foot radius without an island, and shall provide a minimum forty-foot pavement width or radius, as applicable.(Ordinance No. 86-13, § 3 - 6, 7-24-86; Ordinance No. of 7-28-88; Ordinance No. 94 - 04. § 4, 3-24-94)

Sec. 8-52. Residential access.

Access. Every lot of every subdivision shall have adequate access to and abut a public street, which is or shall be maintained by the County. Where the subdivision does not immediately adjoin a public street, the subdivider shall provide access from the subdivision to a public street. Any upgrades to existing roads or prescriptive easements to provide adequate access to the subdivision shall be the responsibility of the subdivider. The County Engineer or Public Works Director shall determine if any up grades to the existing roads/prescriptive easements are required prior to approving construction of the subdivision. *(Ordinance No. 2000-03)* ***MOVED FROM S/D REGS 6-5.1***

(a) *Residential driveway cuts.* Each residential lot shall have at least one and no more than two, driveway cuts. Each driveway cut shall be subject to the following conditions:

(1) The property has a minimum of one hundred (100) feet of immediate road frontage; and for lots fronting on roads with more than one classification, the driveway cut(s) shall be located on the street with the lowest functional classification unless the County Engineer provides written authorization allowing otherwise. Exceptions may be provided if doing so improves traffic safety or flow, minimizes environmental impacts, or is appropriate based on site-specific physical characteristics of the property. (Amended June 9, 2005)

(2) The minimum requirements for sight distance contained in section 8-55 have been met. (Ordinance No. 2001-01)

(3) *Exceptions.* (Ordinance No. 2001-01)

a. No more than four (4) lots shall fully abut the turnaround portion of a cul-de-sac and each of those lots must have a minimum of fifty (50) feet of street frontage.

1. *Shared Driveways.* Upon determination by the Engineering Department that the sight distance requirements of Section 8-55 cannot be met for individual driveways, a maximum of two (2) lots may

share a residential driveway. Shared driveways must meet all of the following conditions:

2. The width of the shared driveway shall be a minimum of twenty (20) feet and constructed of an all weather surface approved by the Engineering Department.

3. A permanent cross-access easement agreement shall be recorded and the easement reflected on the plat of both properties.

4. The street address of each lot shall be clearly marked at the road frontage/curb cut and at the fork in the shared driveway.

5. Each lot must have a minimum of one hundred (100) feet of immediate road frontage.

6. The shared driveway must comply with the minimum requirements for sight distance contained in Section 8-55.

(b) *Multiple frontage lot.* When a lot has multiple frontages, the driveway cut(s) shall be located on the street with the lowest functional classification in accordance with section 8 - 47.

(c) *Circular driveways.* One circular driveway may be permitted, per lot, if the sight distance requirements in Section 8-55 can be met for both entrances. Circular driveways may also connect multiple frontages provided sight distance requirements can be met for both entrances and both streets have the same functional classification. Circular driveways shall count as one driveway cut with respect to Section 8-52(a). (Ordinance No. 2000-07, Ordinance No. 2002-01)

Circular driveways shall not be allowed in conjunction with a non-circular driveway on lots with less than 100 feet or road frontage (i.e., those abutting a cul-de-sac turnaround).

(d) No residential lot may have a mailing address on a street where a driveway cut does not exist. (Ordinance No. 2000-07, Ordinance No. 2002-01) (Ordinance No. 86 - 13 § 3 - 7, 7-24-86; Ordinance No. 92 - 07, 4-9-92; Ordinance No. 92 - 10, 5-14-92; Ordinance No. 93 - 03 § 1, 2, 3-11-93)

Sec. 8-53. New street and nonresidential access cuts.

The language contained in this section refers to nonresidential curb cuts only. The language below applies equally to proposed new streets.

(1) *Nonresidential driveways.* Nonresidential driveway cuts shall be permitted under the following conditions:

a. Required minimum distance between a nonresidential driveway and an existing street intersection or another nonresidential driveway.

Type of Street

Distance from intersection

Local	*Collector*	*Arterial*
100'	200'	250'

Distances shall be measured along a right-of-way line from the point of intersection of the nearest right-of-way of an existing street to the nearest pavement edge of a proposed driveway. If a proposed driveway is on the opposite side of the street from a nonresidential driveway or an existing street intersection, the centerline of the proposed driveway shall be aligned with the existing driveway or street or shall be offset the distances shown above.

b. Required minimum distance between a nonresidential driveway and a street or another nonresidential driveway (other than from existing intersections).

Type of Street

Distance from intersection

Local	*Collector*	*Arterial*
300'	400'	500'

(1) The minimum distance between nonresidential driveway cuts shall be measured along a right-of-way line from its point of intersection with the nearest right-of- way of any existing pavement edge to the nearest pavement edge of the proposed nonresidential driveway. If a proposed driveway is on the opposite side of an existing street intersection or nonresidential driveway, the centerline of the proposed driveway or street shall be aligned with the existing driveway or street or shall be offset the distances shown above.

(2) *Interparcel access.* Interparcel access shall be required in order to facilitate movement between and among parcels adjoining arterial or collector streets to improve overall safety. When the natural grade along a common property line exceeds fifteen (15) percent throughout its length, such access shall be at the option of the property owners.

(3) *Exceptions.* In case where it is determined that for technical or legal reasons these provisions for access cannot be met, the number and location of curb cuts shall be considered by DOT or by the Engineering Department and the zoning administrator, as appropriate. (Ordinance No. 2001-10)

(4) *Multiple-frontage lots.* When a residential lot has multiple frontages, the driveway(s) shall be located on the street with the lowest functional classification in accordance with section 8 - 47. (Ordinance No. 86-13, § 3-8, 7-24-86; Ordinance of 7-23-87; Ordinance of 3-24-88)

Sec. 8-54. Acceleration and deceleration lanes.

Minimum Deceleration Lane Design

County Local & Collector	*Arterial*
120 feet long and 50 foot taper	200 feet long and 50 foot taper

For any driveway or street located on a major thoroughfare, except driveways serving one (1) to five (5) single-family residences, a deceleration lane shall be provided. The minimum length for deceleration lanes at all new street locations shall be as shown above except that either the Engineering Department or the state department of transportation's district traffic and safety engineer, as applicable, may specify longer or shorter deceleration lanes based on grade, distance from an intersection, design speed, etc.

The Engineering Department shall make recommendations to the district traffic engineer on the need for and design of acceleration lanes on state routes.

The Engineering Department shall determine the need for and design specifications for acceleration lanes along county streets. (Ordinance No. 86 - 13, § 3 - 9, 7-24-86) (Ordinance No. 2001-10)

Sec. 8-55. Sight distance and alignment.

Alignment and Continuation Streets within the subdivision shall be arranged as to provide for the alignment and continuation of or projection of existing public streets. MOVED FROM S/D REGS 6-5.2

All driveways shall be located and streets aligned so as to provide at least the horizontal and vertical sight distances as listed below. All sight distance shall be determined by the methods found in the latest edition of A Policy on Geometric Design of Highways and Streets (AASHTO).

(1) Horizontal sight distance refers to the ability to detect objects in the roadway while negotiating a horizontal curve. The distance is measured from a point at which the height of the driver's eye is 3.50 feet above the roadway to a stationary object having a height of six (6) inches above the roadway.

Arterial streets.....500 feet
Collector streets.....350 feet
Local streets.....200 feet

(2) Vertical sight distance refers to the ability to detect an object in the roadway while negotiating the crest of a hill. The distance is measured the same as for horizontal curves.

20 miles per hour design = 150 ft. sight distance
25 miles per hour design = 175 ft. sight distance
30 miles per hour design = 200 ft. sight distance

35 miles per hour design = 240 ft. sight distance
40 miles per hour design = 275 ft. sight distance

*See section 8 -51 for cul-de-sac radius.

50 miles per hour design = 350 ft. sight distance

In approaches to intersections, there shall be a leveling of the street at a grade not exceeding four (4) percent for a distance of not less than fifty (50) feet from the nearest right-of-way of the intersecting street.

(3) Minimum horizontal, radii of centerline curvature.

Arterial streets - as specified by state DOT.		
Otherwise		1,260 feet
Collector streets		675 feet
Local streets	35 mph,	350 feet
	30 mph,	250 feet
	25 mph,	170 feet
Dead end* and loop streets		125 feet

(4) Tangents. Between reverse curves there shall be not less than the following minimum tangents.

Arterial streets - as specified by state DOT.	
Otherwise	250 feet
Collector streets	100 feet
Local streets where there is no super elevation	50 feet

(Ordinance No. 86-13, § 3 - 10, 7-24-86; Ordinance No. 94 - 04, § 7, 3-24-94)

Sec. 8-56. Stormwater Drainage Plan

(a) *Purpose.* A Stormwater Management Plan (hereinafter referred to as "the plan") shall be prepared for all development projects. The purpose of such a plan shall be to provide for the effective and safe conveyance of excess stormwater off of the subject property in such a way and by such means that adjacent property owners are not adversely affected and, in the case of residential developments, the stormwater runoff within a subdivision does not create an unreasonable impact on any individual lot or property owner. The stormwater management system may include, but shall not be limited to, such elements as: catch basins; culverts; ditches; drainage easements; natural creeks, streams or lakes; piping systems; stormwater detention facilities; and, filtration areas. The following requirements are the minimum for any project. The ~~Engineering Department~~ ***Stormwater Management Department*** shall require more stringent design criteria for a particular project or situation, if it is warranted based on sound engineering principles and practices. (Ordinance No. 2000-07; Ordinance No. 2001-10)

(b) *Design Responsibility.* The plan and its component facilities shall be designed and certified by a professional engineer registered to do business in the State of Georgia. The sufficiency, accuracy and completeness of the

design, including calculations, drawings and all documentation is, and shall remain, the responsibility of the person certifying the plans. The plan shall be checked by the designer for accuracy and completeness prior to submittal for review. (Ordinance No. 2000-07)

(c) *County Review and Approval.* The ~~Engineering~~ ***Stormwater Management*** Department shall review the plan and all submitted calculations and documentation. The submittals will be checked for completeness and compliance with this section of the development regulations as well as the requirements of any other applicable ordinance. (Ordinance No. 2000-07; Ordinance No. 2001-10)

The ~~Engineering~~ ***Stormwater Management*** Department shall require documentation and calculations beyond the original submittal if, in their opinion, the plan does not satisfy the purpose as stated in the subsection (a). The approval of the plan does not preclude the necessity for field changes once construction has begun. Any such amendments to the approved plan shall be submitted to the ~~Engineering~~ ***Stormwater Management*** Department on revised drawings and shall be supported by such documentation as is appropriate. (Ordinance No. 2001-10)

Additional information on stormwater management requirements are provided in Article XIII of the Fayette County Development Regulations, *Post-Development Stormwater Management for New Development and Redevelopment.*

(d) *Design Standards for Street Drainage*

1. *Curb and gutter requirements.* All new streets constructed within the county except those constructed to serve subdivisions in which all lots are five (5) acres or larger, shall have curbs and gutters. Rolled back curbs are not acceptable, only straight back are allowed. Curb shall be six (6) inches high and gutter shall be twenty-four (24) inches face of gutter to back of curb. (Ordinance No. 2000-07)

2. *Curb Inlets.* Curb inlets shall conform to the state department of transportation (GDOT) specifications. Spacing of inlets shall not exceed five hundred (500) feet on a continuous grade and shall be sized to intercept a minimum of eighty-five (85) percent of the flow in the gutter section. Inlets shall be located to prevent stormwater from crossing an intersection. Inlets located in a sag shall be sized to prevent gutter spread from covering more than half of the road's travel surface during the 25-year storm event. If grates are proposed for inlet devices, the bars must be perpendicular to the road and shall pose no hazard to bicycle traffic. In any case, throat height shall not exceed eight (8) inches. (Ordinance No. 2000-07)

3. *Pipe Material.* Only reinforced concrete may be used for storm drain structures under the roadway and in applications to create buildable

lots. The pipe must be designed and installed to meet the requirements in the latest edition of the Concrete Pipe Design Manual. A third-party pipe installation inspection report will be required for all pipes being placed in the ground. See Section 8-454(F) of the Development Regulations for additional information.

The ~~Engineering~~ ***Stormwater Management*** Department shall be notified before the pipe installation begins. (Ordinance No. 2001-10)

All other pipe materials may be used in applications approved by the Georgia Department of Transportation. (Ordinance No. 97-04, 3-27-97; Ordinance No. 2000-07)

4. *Piping Systems* – Cross drains, laterals and outfalls which are part of a street drainage system shall be sized for subcritical gravity flow. In the case of complex piping systems, the design engineer must provide calculations to show that no pipe is flowing under pressurized conditions and that the hydraulic grade line is below finished grade at all points for the 25-year storm event. Calculations determining the headwater elevation (inlet or outlet controlled) for the 100-year storm shall be provided by the design engineer. The backwater area inundated by the 100-year storm shall be shown and designated on the final plat as a 100-year flood plain. It shall be based on as-built road conditions and shall be subject to the same conditions and limitations as any other flood plain. (Ordinance No. 2000-07)

5. *Storm Drain* – Storm drains shall not exceed five hundred (500) feet of continuous length between an inlet, manhole or junction box access.

6. *Headwall Locations* – In residential subdivisions outfall piping from catch basins shall, at a minimum, extend from the street to a point thirty (30) feet behind the front building setback line or to the 100-year floodplain, whichever is less.

7. *As-Builts* – As-built drawings of piping systems shall be submitted to the Division of Utility Services ~~Engineering Department~~ upon completion of construction and prior to final plat approval. Certification from a registered professional engineer, stating that the piping systems will function as designed, must also be submitted prior to final plat approval. (Ordinance No. 2000-07; Ordinance No. 2001-10)

8. *Bridges* – All new bridges shall be constructed of concrete unless otherwise approved by the Engineering Department. They shall have a deck width equal to the approach roadway and be designed for a HS 20-44 design load. For bridges crossing streams with a regulatory floodway, the bridge shall span the floodway and have three feet of freeboard. For streams without a regulatory floodway, the bridge shall be designed to convey a 100-year storm with three feet of freeboard and create no more than a foot of backwater. (Ordinance No. 2001-10)

9. *Headwalls and Tailwalls.* All culverts and storm drain system outfalls shall have headwalls or tailwalls. Flared end, vertical wall or vertical wall with wing walls types are acceptable.

10. *Outlet velocity.* All outlets must be designed with energy dissipaters if outlet velocities are greater than 4.0 feet per second during the 25-year design storm. (Ordinance No. 2000-07)

11. *Ditches.* Drainage ditches shall have a minimum bottom width of two (2) feet and shall have 3:1 side slopes. Ditches must be designed to handle the 100-year flow rate and lined with an appropriate erosion control matting capable of withstanding the 25-year flow velocity. (Ordinance No. 2000-07)

(e) *Stormwater Runoff Control* – In addition to the standards set forth in Article XIII, the following criteria shall apply to the control of stormwater runoff.

1. In designing the outlet control structure, the design engineer shall consider the effects of submergence on the structure's ability to control discharge. If weirs, orifices, etc. will become submerged by downstream conditions then adjustments must be made by the designer in designing the outlet structure.

2. Detention basins shall be located far enough from any property line to allow dispersal of the discharge, unless the basin discharges directly into a receiving stream. In either case, erosion control considerations shall be addressed in the erosion and sedimentation control plan.

3. An emergency spillway shall be provided to by-pass flows for the 100-year storm in the event that the principal outlet structure gets blocked. (Ordinance No. 2000-07)

4. Any stormwater detention basin which poses a threat to public safety or constitutes an "attractive nuisance" shall be fenced to prevent access to the basin. A gate shall be provided for maintenance access. The gate shall be large enough to accommodate trucks or excavation equipment. (Ordinance No. 97-04, 3-27-97)

5. No stormwater detention basin shall be constructed on a perennial stream or creek. Perennial streams are defined as those indicated as heavy solid blue lines on the U.S.G.S. Quadrangle sheets or any stream with a watershed of twenty (20) acres or more. Buffers and setbacks required by the Watershed Protection Ordinance must also be satisfied. This shall apply unless detention is to be provided by a lake or pond. (Ordinance No. 97-04, 3-27-97; Ordinance No. 2000-07)

6. If detention is to be provided by a lake or pond, adequate storage must be provided, or be available in the case of existing lakes or ponds, to manage the runoff from the one-hundred year storm. In addition to these requirements, ponds or lakes must meet the requirements of the

Flood Plain Regulations, and Dams and Impoundment Design and Specifications. (Ordinance No. 97-04, 3-27-97; Ordinance No. 2000-07)

7. Detention ponds shall be surveyed upon completion of construction to insure that the design stage/storage rating curve can be maintained. This data shall be certified by a registered professional engineer and submitted to the ~~Engineering~~ ***Stormwater Management*** Department prior to final plat approval. (Ordinance No. 2000-07; Ordinance NO. 2001-10)

8. A means of access from the nearest internal street in the subdivision to any detention pond shall be cleared and reserved by means of an easement which shall be accurately shown and identified on the final plat.(Ordinance No. 97-04, 3-27-97)

9. For the purposes of this ordinance, "pre-developed conditions" shall mean prior to any man made improvements. (Ordinance No. 2000-07)

Sec. 8-57. Street resurfacing.

(a) All work shall be in conformance with the Georgia Department of Transportation Standard Specifications for Construction of Roads and Bridges, latest edition. (Ordinance No. 2001-10)

(b) All weak areas shall be removed and repaired with proper full depth patches. All debris (soil, GAB, and asphalt) shall be removed and disposed of properly. (Ordinance No. 2001-10)

(c) The surface to be overlaid shall be thoroughly cleaned and all debris removed.

(d) A tack coat of asphalt (AC-10 or AC-20) shall be applied to the entire surface to be overlaid.

(e) The overlay thickness shall be 1 ½ inches of Type F or 9.5 mm SuperPave asphalt concrete. For lifts of 1 ½ inches or greater, Type E or 12.5 mm SuperPave asphalt concrete shall be used. The maximum lift thickness shall be 2 inches. (Ordinance No. 2001-10)

(f) Prior to placing the overlay, a leveling course of Type G sand-asphalt shall be used where necessary or as determined by the Engineering or Road Department. (Ordinance No. 2001-10)

(g) The county will evaluate the existing pavement conditions and determine the overlay thickness using the methods in the Asphalt Institute's manual, Asphalt Overlays for Highway and Street Rehabilitation. For all streets other than residential, actual traffic counts will be obtained and coring, or other acceptable methods of obtaining the actual existing pavement thickness, will be utilized. In no case shall an overlay thickness be less than one (1) inch. (Ordinance No. 86-13, § 3 -13, 7-24-86)

Sec. 8-58. Street cuts.

Street cuts shall be constructed in accordance with standards available from the Engineering Department. (Ordinance No. 86-13, § 3-13, 7-24-86; Ordinance No. 2001-10)

Sec. 8-59. Street names.

Street names shall not be similar, duplicate, nor sound similar to the names of existing streets in the county. Hyphenating, dividing one (1) word into two (2) words, affixing "Drive" for "Road", etc., or other manipulations of an existing street name shall not constitute an acceptable street name. Similar sounding names shall be unacceptable regardless of spelling.

(1) *Continuity of street names.* A continuous street, one (1) proposed to be continuous, or one (1) proposed to continue an existing street shall bear the same name throughout.

(2) *Subdivision street numbering.* The county's established residential street numbering system shall be utilized for every residential, commercial or industrial subdivision in the county.

(3) *Property numbers.* Every building shall be assigned and display a property number. Property numbers shall be so located and of such a size as to be visible from the street. If a mailbox is located at the street, such mailbox shall have the property number affixed thereto with numerals measuring at least three (3) inches in height.

(4) *Unlawful to deface, remove.* It shall be unlawful for any person to alter, deface or take down any property number placed in accordance with this provision except for repair or replacement of such number. (Ordinance No. 86-13, § 3-14, 7-24-86)

Sec. 8-60. Street and traffic signs.

Developers shall be responsible for placing street signs and traffic signs in accordance with these regulations. All required signs shall be in place prior to the occupancy of any structure.

(1) *Street signs.* Major street name signs shall be installed above the intersecting local street name sign. A street name sign shall be installed for every street at an intersection. Standard street name signs shall have at least four-inch high letters for major thoroughfares and at least three-inch high letters for local streets. These letters shall be mounted on an anodized aluminum blank not less than 0.08 inch thick covered with a reflective background. The sign shall be coated with a clear acrylic coating. Nameplates shall be mounted parallel or nearly parallel to the street. Street names shall be visible on both sides. Street signs shall be installed at all street intersections according to the following standards: Sign posts shall be at least seven (7) feet but not more than nine (9) feet above the street elevation. At least two (2) feet shall be well embedded in the ground. Sign poles shall be not less than two (2) feet from the curb or edge of pavement nor more than ten (10) feet from the curb or edge of pavement.

(2) *Traffic signs.* Traffic control devices to include signs, signals, street markings, etc., shall be installed by the developer. The type and location of traffic control devices shall be determined by the Engineering Department based upon the latest edition of the Manual on Uniform Traffic Control Devices. Stop signs shall be installed at every intersection. (Ordinance No. 2001-10)

(3) *Wooden traffic control signs.*

a. *Scope.* This specification covers the fabrication and installation of wooden street name and traffic control signs for use in subdivisions. (Ordinance No. 2001-10)

b. *Reference publications.* All signs shapes, dimensions, colors and mounting criteria will conform with the latest edition of the Manual on

Uniform Traffic Control Devices (MUTCD) in effect at the time of the installation of the signs.

c. *Materials.*

1. Signs shall be fabricated from clear heart redwood, clear cedar or a waterproof medium density fiberboard that meets the requirement of ASTM D1037-99. Finished thickness of the material shall be one (1) inch. (Ordinance No. 2001-10)

2. Post shall be fabricated from four-inch by four-inch pressure treated lumber or clear heart redwood or clear cedar.

3. Fasteners shall be aluminum, brass or galvanized steel.

4. Other material may be used if specifications are submitted to and approved by the Engineering Department. (Ordinance No. 2001-10)

d. *Finishing.*

1. All Wooden signs shall be painted. No stained signs will be accepted. Signs shall receive a primer coat of latex paint. The background shall receive two (2) coats of latex paint, and raised areas or letters shall receive two (2) additional coats of latex paint.

2. Sign posts shall also be painted with a primer coat of latex paint and two (2) finish coats of latex paint.

e. *Installation.* All traffic control, street name, speed limit and other signs shall be installed in accordance with the requirements of the MUTCD (clearance, height above pavement, etc.). Sign installation will be inspected by the public works or engineering departments prior to the public thoroughfare being accepted by the county.
(Ordinance No. 86-13, § 3 - 15, 7-24-86; Ordinance No. 93 - 04 § 2, 3, 3-11-93)

Sec. 8-61. Grassing of shoulders.

The developer shall be responsible for providing adequate and effective ground cover on the shoulders of the roads as early in the construction process as possible. The requirements for the erosion and sediment control plan (see county erosion and sediment control ordinance) include information on vegetation types and planting dates. Temporary ground cover is permissible within the limits of the erosion and sediment control plan; however, in no case will rye grass be considered, nor accepted, as permanent ground cover. (Ordinance. No. 90-07, 7-12-90)

Sec. 8-62. Utility locations.

In order to promote uniformity in installation and more effective and less damaging maintenance, a uniform system for locating utilities is hereby established. The locations are noted on Drawing 8-63-1 which is on file ***at the end of the ordinance in Appendix A***. ~~in the Engineering Department of Fayette County~~. Applicable utilities and their locations shall be noted on subdivision construction plans. (Ordinance No. 96-08 5-9-96)

Sec. 8-63. Sidewalks.

(a) Sidewalks installed in subdivisions may be installed on the ~~County~~ ***county*** right-of-way in accordance with the location and dimensions given below. The ~~County~~ ***county***, through these requirements, does not intend to accept these sidewalks as ~~County~~ ***county*** property. The ~~County~~ ***county*** shall shoulder no responsibility for the maintenance and repair of sidewalks. Maintenance and/or repair of sidewalks are the responsibility of adjacent property owners or the applicable homeowner's association.

(b) Sidewalks shall be no more than three (3) feet wide; and shall be located two (2) feet behind the back face of the curb in order to not interfere with utility locations. See Drawing 8-63-1 ~~which is on file in the Engineering Department of Fayette County~~ ***at the end of the ordinance in Appendix A***.

(c) Sidewalks shall be constructed only on individual lots that have been permitted for construction. (Ordinance No. 96-08, 5-9-96)

Sec. 8-64. Reserved.

Sec. 8-65. Landscape islands/traffic dividers.

In order to promote uniformity in the configuration and construction of landscape islands/traffic dividers ("islands/dividers") within the right-of-way at entrances to residential subdivisions, a uniform standard is hereby established.

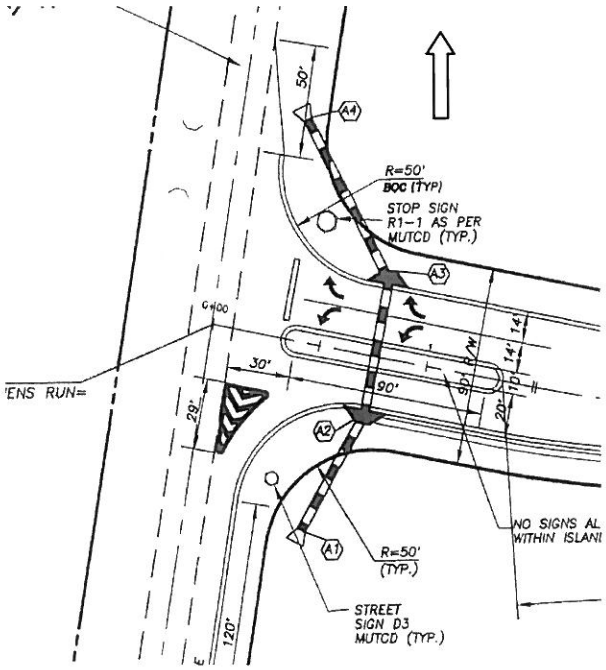
(1) Where an island/divider is planned, the right-of-way shall be eighty (80) feet in width at the connecting public road. The right-of-way shall remain eighty (80) feet in width for a distance of 150 feet at which point the right-of-way will taper to the normal sixty-(60) feet.

(2) The island/divider shall be delineated with curb and gutter regardless of whether curb and gutter is required in the remainder of the development.

(3) The island/divider shall not be more than 100 feet long and shall not be more than sixteen (16) feet in width from the back of curb to back of curb with a sixteen (16) foot travel lane on each side of the island/divider.

(4) No signs or structures shall be allowed in the island/divider. No trees or plants shall be placed in the island/divider that will block a persons view of oncoming traffic. Any object encroaching into the right of way or obstructing to the view of oncoming traffic shall be removed. (See Example below for clarification). (Ordinance No. 97-10, 9/3/97; Ordinance No. 2000-07)

Example:
Paragraph (4) above means that any object placed in an island/divider that will block someone's view of cars traveling North and South bound shall be removed.



Sec. 8-66 – 8-80. Reserved.

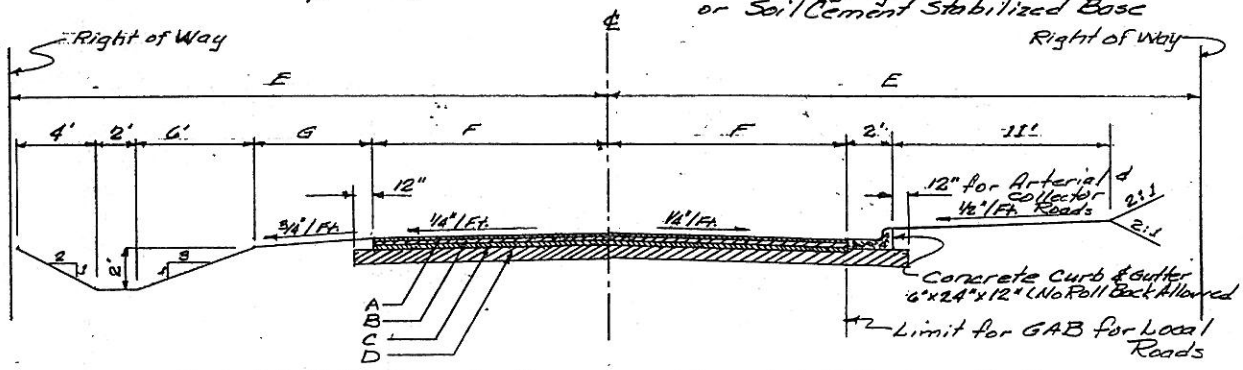
Figures/Drawings
Figure 8-49(4)

Fayette County Typical Road Cross Section

Dimension	Arterial	Collector	Local
A	1½"	1½"	1½"
B	2"	2½"	2"
C	3"	—	—
D	8"	8"	6"
E	50'	40'	30'
F	*	*	12'
G	10'	8'	6'

* See Sec. 8-4B(2) for pavement width

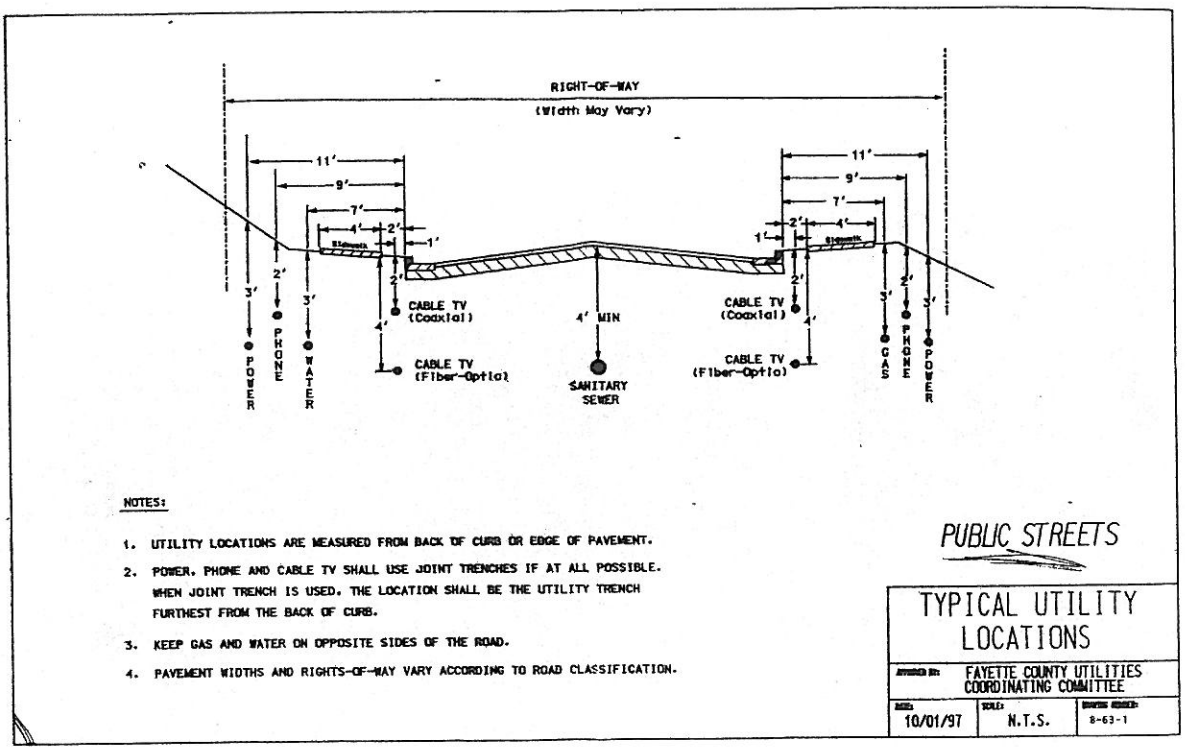
A- Type "F" Asphaltic Concrete
B- Type "B" Asphaltic Concrete
C- Asphaltic Base
D- Graded Aggregate Base (GAB) or Soil Cement Stabilized Base



Typical Half Roadway Section with Ditches

Typical Half Roadway Section with Curb and Gutter

Figure 8-49(4)



Drawing Number 8-63-1