Figures/Drawings

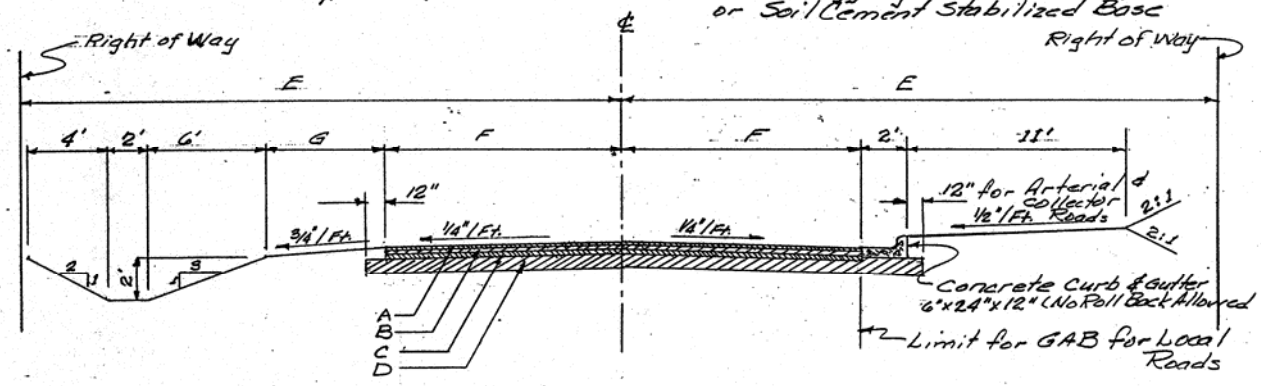
Figure 8-49(4)

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. 8-48(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

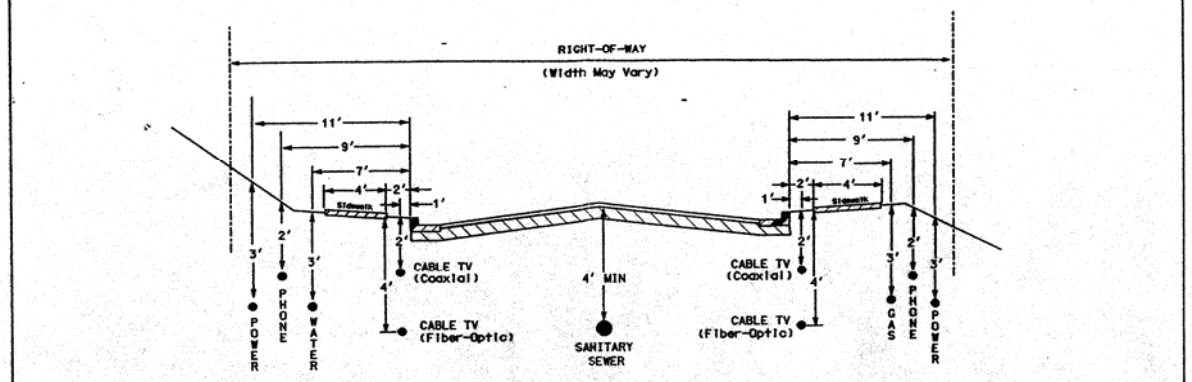


Typical Half Roadway Section with Ditches

Typical Half Roadway Section with Curb and Gutter

Figure 8-49(4)

Drawing Number 8-63-1



NOTES:

1. UTILITY LOCATIONS ARE MEASURED FROM BACK OF CURB OR EDGE OF PAVEMENT.
2. POWER, PHONE AND CABLE TV SHALL USE JOINT TRENCHES IF AT ALL POSSIBLE. WHEN JOINT TRENCH IS USED, THE LOCATION SHALL BE THE UTILITY TRENCH FURTHEST FROM THE BACK OF CURB.
3. KEEP GAS AND WATER ON OPPOSITE SIDES OF THE ROAD.
4. PAVEMENT WIDTHS AND RIGHTS-OF-WAY VARY ACCORDING TO ROAD CLASSIFICATION.

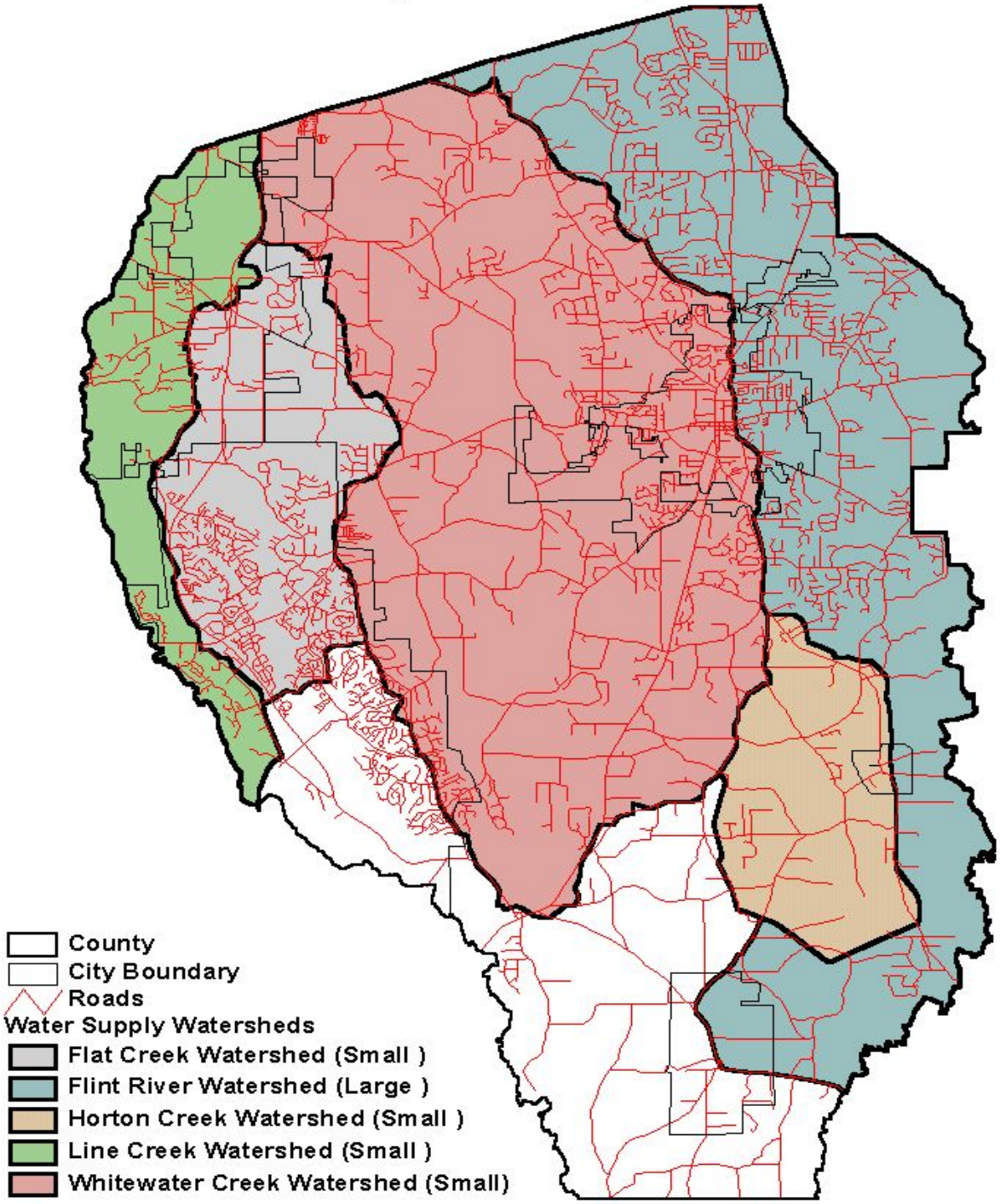
PUBLIC STREETS

TYPICAL UTILITY LOCATIONS

APPROVED BY: FAYETTE COUNTY UTILITIES COORDINATING COMMITTEE

DATE:	SCALE:	DRAWING NUMBER:
10/01/97	N.T.S.	8-63-1

Water Supply Watersheds in Fayette County



Addendum to Article XI, Groundwater Recharge Area Protection Ordinance
Georgia Department of Human Resources Manual, Section M, Lot Sizing

LOT SIZING

Revisions to this Section February 22, 2000 are identified by an asterisk (*), placed in bold print and underlined. Note: this results in actual changes to page M-1 and a change to content shown on page M-2.

To provide for the orderly and safe development of property utilizing on-site sewage management systems, ***the following criteria for establishing minimum lot sizes are recommended for use by County Boards of Health, which are authorized by Georgia statute in OCGA 31-3-5(b) (2) to establish minimum lot sizes**. Larger lot sizes may be required to meet the requirements of this manual depending on the proposed development of the property. County Boards of Health and/or County Zoning Authorities may require larger minimum lot sizes; ***such establishment of** larger minimum lot sizes will take precedence.

1. Lot size requirements are as follows for single family dwellings including but not limited to: manufactured or mobile homes, stick built homes, modular homes, etc., and individual lots in subdivisions or mobile home lots located in areas other than commercial mobile home parks. Area requirements for multiple dwellings on a single recorded lot, where not prohibited by local zoning, must be provided in multiples of the following minimum lot sizes for each dwelling to be constructed on the recorded lot. SeeTable MT-1 and subparagraphs 1A through 1F as follows.

Table MT-1

Minimum (Min) Lot Sizes, Minimum Lot Widths and Maximum (Max) Allowable Sewage Flow for the Type of Water Supply System.

	Type of Water Supply System	
	Non-public* (Individual)	Public
Min Lot Size	43,560 square feet	21,780 square feet
Min Lot Width	150 ft.	100 ft.
Max Sewage Flow	600 gpad**	1200 gpad

* In this context "Non-public" means an individual water supply system or any other water supply system which is not a "public" water supply system.
**gpad = gallons per acre per day=gal/acre/day.

A. The above minimum lot sizes are for the typical size home (3 or 4 Bedroom) with basic appurtenances such as: driveway, minimum number of trees, and water supply line. If larger homes, swimming pools, tennis courts or outbuildings, etc. are proposed to be constructed or if trees would interfere with installation of an on-site sewage management system, the County Board of Health will require larger lots to assure useable soil area.

B. The County Board of Health may also require larger lot sizes when physical factors indicate the need to do so. These factors include, but are not limited to, the availability of sufficient unobstructed land areas for an approved on-site sewage management system and approved replacement system, slope greater than 5%, percolation rates higher than 45 minutes per inch, need for subsurface drainage or adverse topographic features.

C. Lots shall be a minimum width of one hundred feet (100') or one hundred fifty feet (150') measured within the area where an approved on-site sewage management system and replacement system are to be located when served by a public water supply system or non-public water supply system, respectively.

D. The following land areas are not considered as a part of a lot when calculating the required minimum lot size: right of ways of roads, easements (such as power line or pipe line) that exclude installation of an on-site sewage management system, bodies of water, land within 50 feet of a lake, river, stream, wetland or other bodies of water and similar limiting factors.

E. There must be an unobstructed area on each lot for installation of an approved on-site sewage management system and an area equal in size for a conventional system or larger area, as appropriate, for an approved replacement system; this will include sufficient area for necessary site modifications for installation of both the initial system and a replacement system. All pertinent County zoning set-backs and other space requirements must also be met.

F. The maximum daily sewage flow for each lot or parcel of land shall not exceed 600 gpad when served by non-public or individual water supply system or 1200 gpad when served by public

water supply system. When sewage flows exceed these quantities (600 or 1200 gpad as indicated) for a given dwelling structure, the minimum lot size or parcel of land shall be increased proportionally. Example: Assume a public water supply exists (so 1200 gpad maximum sewage flow allowed per minimum required land area of 21,780 square feet), and there is a proposed sewage flow of 5,000 gpd. To determine X= the square footage of the lot needed, use the following formula:

$$X = \frac{5000 \text{ gal/day}}{1200 \text{ gal/acre/day}}$$
$= 4.17$ acre
$= 4.17$ acres x 43560 ft^2/acre
$= 181{,}500$ ft^2 area of land needed.

Likewise, for a non-public (individual) water supply, to determine Y= the square footage of the lot needed for a proposed sewage flow of 5000 gpd, use the following formula:

$$Y = \frac{5000 \text{ gal/day}}{600 \text{ gal/acre/day}}$$
$Y = 8.33$ acres
$Y = 8.33$ acres x 43560 ft^2/acre
$Y = 363{,}000$ ft^2 area of land needed.

2. Lot sizing requirements are as follows for multi-family residential dwellings, all other non-single family dwellings and commercial structures, and this also includes mobile homes located in commercial mobile home parks. Paragraphs 1A through 1F above also apply to Table MT-2.

Table MT-2

Minimum (Min) Lot Sizes, Minimum Lot Widths and Maximum (Max) Allowable Sewage Flow for the Type of Water Supply System.

	Type of Water Supply System	
	Non-public* (Individual)	Public
Min Lot Size	43,560 square feet	21,780 Square Feet
Min Lot Width	150 ft.	100 ft.
Max Sewage Flow	600 gpad**	1200 gpad

*In this context "Non-public" means an individual water supply system or any other water supply system which is not a "Public" water supply system.
** gpad=gallons per acre per day= gal/acre/day

Criteria for Protection of Groundwater Recharge Areas

Rules of the Department of Natural Resources, Environmental Protection Division, Chapter 391-3-16-.02 require the following minimum lot sizes in the State of Georgia Groundwater Recharge areas as defined by the above.

A) Subdivisions and Individual Lots
New homes served by septic tank and absorption field systems shall be on lots having the following minimum size limitations as identified in Table MT-1.
   1.) 150 % of the subdivision minimum lot size of Table MT-1 if lot is within a high pollution susceptibility area;
   2.) 125 % of the subdivision minimum lot size of Table MT-1 if lot is within a medium pollution susceptibility area;
   3.) 110 % of the subdivision minimum lot size of Table MT-1 if lot is within a low susceptibility area.

B) Mobile Home Parks
New mobile home parks served by septic tanks and absorption field systems shall be on lots having the following size limitations as identified in Table MT-2.
   1.) 150 % of the subdivision minimum lot size of Table MT-2 if lot is within a high pollution susceptibility area;
   2.) 125 % of the subdivision minimum lot size of Table MT-2 if lot is within a medium pollution susceptibility area;
   3.) 110 % of the subdivision minimum lot size of Table MT-2 if lot is within a low pollution susceptibility area.

C) If a local government requires a larger lot size than that required by (2A) above for homes or (2B) above for mobile homes, the larger lot size shall be used.

D) Local governments at their option may exempt from the requirements any lot of record prior to the date of adoption of the Rules of the Georgia Department of Natural Resources, Environmental Protection Division, Chapter 391-3-16-.02.