

City of Loganville Development Regulations

<u>ARTICLE</u>	<u>PAGE</u>
1 <u>AUTHORITY, TITLE, PURPOSE AND INTENT</u>	1-1
1.1 AUTHORITY AND TITLE	1-1
1.2 PURPOSE	1-1
1.3 INTENT AND APPLICATION	1-1
2 <u>DEFINITIONS</u>	2-1
2.1 USE OF WORDS AND INTERPRETATION	2-1
2.2 DEFINITIONS OF WORDS AND PHRASES	2-1
3 <u>APPLICATION OF THE REGULATIONS</u>	3-1
3.1 APPLICATION	3-1
3.2 DEDICATION OF PUBLIC LANDS AND FACILITIES	3-1
3.3 TRANSFER OF LAND OWNERSHIP	3-1
3.3.1 Conditions applicable to title transfers	3-1
3.3.2 Sale of land by reference to unapproved Final Plat prohibited	3-2
3.4 SUBDIVISION EXEMPTIONS	3-2
3.4.1 General requirements	3-2
3.4.2 Recombinations	3-2
3.4.3 Minor subdivisions	3-2
3.4.4 Estate subdivisions	3-3
3.4.5 Nonresidential project management	3-4
3.4.6 Amnesty lots	3-5
4 <u>PERMITS REQUIRED FOR DEVELOPMENT OR CONSTRUCTION</u>	4-1
4.1 AUTHORIZATION REQUIRED FOR LAND DISTURBANCE OR DEVELOPMENT ACTIVITIES	4-1
4.1.1 Permit required; exemptions	4-1
4.1.2 Plan review and approval	4-1
4.1.3 Interdepartmental review and approval	4-1
4.1.4 Activities limited to permit authorization	4-1
4.1.5 Developer's responsibility for compliance	4-2
4.2 LAND DISTURBANCE PERMITS	4-2
4.2.1 Clearing Permit, Clearing and Grubbing Permit, and Grading Permit	4-2
4.2.2 Development Permit	4-4

City of Loganville Development Regulations

<u>ARTICLE</u>		<u>PAGE</u>
4.3	BUILDING PERMITS	4-5
4.3.1	Applicable codes	4-5
4.3.2	Health Department: on-site sewage disposal	4-6
4.3.3	Single-family and duplex residences	4-6
4.3.4	Swimming pools	4-6
4.3.5	Multi-family and nonresidential structures	4-7
4.3.6	Issuance on buildable lots of record; exceptions	4-7
5	<u>GENERAL REQUIREMENTS</u>	5-1
5.1	SUITABILITY OF THE LAND	5-1
5.1.1	Unsuitable land may not be developed	5-1
5.1.2	Unsuitable land must be included in buildable lots	5-1
5.2	OFFERS OF LAND DEDICATION	5-2
5.2.1	Incorporation of public land area into buildable lots	5-2
5.3	ZONING AND OTHER REGULATIONS	5-2
5.3.1	Discrepancy between minimum standards; what applies	5-2
5.3.2	Building setback conformity	5-2
5.4	REQUIRED PUBLIC IMPROVEMENTS	5-2
5.4.1	General requirements	5-2
5.5	LOTS	5-3
5.5.1	Lots to conform to the Zoning Resolution	5-3
5.5.2	Double frontage and reverse frontage lots required along major thoroughfares	5-3
5.6	SURVEY MONUMENTS	5-3
5.6.1	Lot corner monumentation	5-3
5.6.2	Floodplain elevations	5-3
5.7	STANDARD DRAWINGS	5-3
5.7.1	Department to maintain standard drawings on file	5-3
5.7.2	Standard drawings to illustrate standards	5-3
5.7.3	Standard drawings incorporated as part of Development Regulations	5-4

City of Loganville Development Regulations

<u>ARTICLE</u>		<u>PAGE</u>
5.8	BUFFERS, LANDSCAPING TREE PRESERVATION AND TREE REPLACEMENT	5-4
5.8.1	General applicability	5-4
5.8.2	General requirements	5-4
5.8.3	Tree Preservation and Replacement Requirements	5-5
5.8.4	Landscaping performance surety	5-5
5.9	RECREATION AREAS AND OPEN SPACE	5-6
5.9.1	Recreation Areas	5-6
5.9.2	Open Space	5-8
5.10	WETLANDS	
5.10.1	National Wetland Inventory Maps	5-9
5.10.2	Plans	5-9
5.10.3	Design Professional Statement	5-9
5.10.4	Permits	5-9
6	<u>ACCESS AND RIGHT-OF-WAY REQUIREMENTS; AND STREET IMPROVEMENT AND CONSTRUCTION REQUIREMENTS</u>	6-1
6.1	ACCESS	6-1
6.1.1	Large parcels to provide future street access	6-1
6.1.2	Landlocking of adjacent property prohibited	6-1
6.1.3	Minimum lot frontage required	6-1
6.1.4	Private streets to be constructed pursuant to roadway construction standards	6-1
6.1.5	Vehicular access easements	6-1
6.2	STREETS	6-2
6.2.1	Dedication of street right-of-way	6-2
6.2.2	Street improvements	6-2
6.3	MINIMUM RIGHT-OF-WAY AND STREET IMPROVEMENTS	6-3
6.3.1	Right-of-way and pavement widths TABLE 6-A MINIMUM RIGHT-OF-WAY AND ROADWAY WIDTHS FOR NEW STREETS AND WIDENINGS	6-3 6-4
6.3.2	Street rights-of-way	6-5
6.3.3	Street widenings - single family detached residential subdivisions	6-5

City of Loganville Development Regulations

<u>ARTICLE</u>		<u>PAGE</u>
6.3.4	Street widenings - single family attached, multi-family, and nonresidential developments	6-6
6.3.5	New streets	6-7
6.3.6	Substandard streets	6-8
6.3.7	Improvements along state highways	6-8
6.4	GENERAL LAYOUT REQUIREMENTS	6-9
6.4.1	Conformance to Comprehensive Plan	6-9
6.4.2	Local streets and minor collectors	6-9
6.4.3	Cul-de-sac streets	6-9
6.4.4	Other dead end streets	6-10
6.4.5	Service roads	6-11
6.4.6	Half-streets	6-11
6.4.7	Reserve strips	6-11
6.4.8	Alleys	6-11
6.4.9	Street jogs	6-11
6.5	TRAFFIC CONTROL DEVICES	6-12
6.5.1	Traffic control signs	6-12
6.5.2	Street name signs	6-12
6.5.3	Traffic signals and signs	6-12
6.5.4	Striping requirements	6-12
6.5.5	Payment of fees	6-12
6.5.6	Street lights	6-13
6.6	SPECIFICATIONS	6-13
6.7	SUBGRADE PREPARATION FOR ALL STREETS	6-13
6.7.1	Subgrade in accordance with Georgia DOT and these Regulations	6-13
6.7.2	Removal of unsuitable material	6-14
6.7.3	Compaction	6-14
6.7.4	Brought to line and grade	6-14
6.7.5	Utility trenches to be compacted	6-14
6.7.6	Roll testing required	6-14
6.7.7	Temporary traffic surface	6-14
6.7.8	Provisions to drain low points	6-14
6.8	PROJECT ACCESS IMPROVEMENT STANDARDS	6-14
6.8.1	Sections wider than 4 feet in width	6-14
6.8.2	Sections less than 4 feet in width	6-14
6.9	NEW LOCAL AND MINOR COLLECTOR STREETS	6-15

City of Loganville Development Regulations

<u>ARTICLE</u>		<u>PAGE</u>
6.9.1	Local and minor collector streets within a residential subdivision	6-15
6.9.2	Local residential-rural roads	6-16
6.9.3	Nonresidential subdivision or development streets	6-16
6.10	NEW MAJOR THOROUGHFARES	6-17
6.10.1	Construction standards: Major Thoroughfares TABLE 6-B CONSTRUCTION STANDARDS - MAJOR THOROUGHFARES	6-17 6-17
6.11	CURB AND GUTTER	6-17
6.11.1	Curb and gutter required	6-17
6.11.2	Residential curbing	6-18
6.11.3	Industrial or commercial curbing	6-18
6.11.4	Principal arterial and major arterial curbing	6-18
6.11.5	Construction methods	6-18
6.12	UNDERGROUND UTILITIES	6-19
6.12.1	Installation and compaction required before pavement or base	6-19
6.12.2	After base installed, utilities to be bored	6-19
6.12.3	Manholes flush with finished grade	6-19
6.12.4	Standard drawings apply	6-19
6.13	SIDEWALKS	6-19
6.13.1	When required	6-19
6.13.2	Location requirements	6-20
6.13.3	Design standards	6-20
6.13.4	Installation deadlines	6-21
7	<u>UTILITIES AND EASEMENTS</u>	7-1
7.1	PLACEMENT OF UTILITIES	7-1
7.1.1	Underground utilities to be in right-of-way or easement	7-1
7.1.2	Private underground utilities require Department approval if in the right-of-way	7-1
7.2	WATER SYSTEM AND FIRE HYDRANTS	7-1
7.2.1	Connection of public water main required	7-1

City of Loganville Development Regulations

<u>ARTICLE</u>		<u>PAGE</u>
7.2.2	Water, fire hydrants, etc., to be designed according to applicable standards, and plans and specifications	7-1
7.2.3	Water mains to be installed after curbs but before paving	7-1
7.3	SANITARY SEWAGE DISPOSAL	7-2
7.3.1	Connection to sewage disposal system required	7-2
7.3.2	If sewer is available, septic not allowed	7-2
7.3.3	Septic field must be located out of the 100-year floodplain	7-2
7.3.4	Health Department notations on plats	7-2
7.4	EASEMENTS	7-3
7.4.1	Dedication requirement	7-3
7.4.2	Cleared, opened, and stabilized TABLE 7-A EASEMENTS FOR STORM DRAIN PIPES AND IMPROVED DITCHES	7-3 7-4
7.4.3	Width of permanent sanitary sewer easements	7-4
7.4.4	Provision for common sanitary/drainage easement	7-4
7.4.5	Watercourse easements	7-4
7.4.6	Off street right-of-way easements	7-5
7.4.7	Cleared easements to be grassed	7-5
7.5	STREET CUTS	7-5
7.5.1	Review and approval by the Department	7-5
7.5.2	Fees required	7-5
7.5.3	Trenches to be backfilled	7-5
7.5.4	Trenches under paving	7-6
7.5.5	Utility extension contact information	7-6
8	<u>SITE GRADING, STORM WATER DETENTION, CULVERTS AND PIPED DRAINAGE SYSTEMS AND SOIL SEDIMENT CONTROL REQUIREMENTS</u>	8-1
8.1	SITE GRADING	8-1
8.1.1	Compliance with line and grade required	8-1
8.1.2	Contour interval of 2 feet required	8-1
8.1.3	Consistent with Metropolitan River Protection Act	8-1
8.1.4	Embankment layering	8-1
8.1.5	Maximum slopes	8-1

City of Loganville Development Regulations

<u>ARTICLE</u>		<u>PAGE</u>
8.1.6	Special conditions for soil with low shearing resistance and cohesion	8-2
8.1.7	Grading for roads and improved ditches	8-2
8.2	STORM WATER DETENTION	8-2
8.2.1	Storm water management report required	8-2
8.2.2	Storm water detention required	8-6
8.2.3	Detention design criteria - general	8-8
8.2.4	Detention facility location criteria	8-11
8.2.5	Detention facility easement requirements	8-13
8.2.6	Detention facility maintenance	8-13
8.2.7	Detention facility construction standards	8-15
8.2.8	Detention facility certification and record drawings	8-15
8.3	CULVERTS AND PIPED DRAINAGE SYSTEMS	8-16
8.3.1	Drainage improvements required	8-16
8.3.2	Standard specifications	8-16
8.3.3	Design criteria - general	8-16
8.3.4	Design criteria - culverts	8-17
8.3.5	Piped collection systems	8-18
8.3.6	Energy dissipation	8-19
8.3.7	Minimum pipe and pipe coating requirements	8-19
8.3.8	Pipe length	8-22
8.3.9	Pipe installation	8-23
8.3.10	End finish	8-24
8.3.11	Junction boxes and catch basins	8-24
8.3.12	Other structures	8-25
8.4	SURFACE DRAINAGE	8-25
8.4.1	Design standards	8-25
8.4.2	Construction standards	8-26
8.5	EROSION CONTROL	8-26
8.5.1	Design Standards	8-26
8.5.2	Abandoned projects	8-26
8.6	DAMS	8-26
8.6.1	New dams which become subject to the requirements of the Georgia Safe Dams Act & Rules for Dam Safety	8-27
8.6.2	New dams subject to regulation by Gwinnett	

City of Loganville Development Regulations

<u>ARTICLE</u>		<u>PAGE</u>
	County	8-28
8.6.3	Existing dams	8-30
8.6.4	Existing Category II Dams	8-30
8.7	EXTENDED DETENTION	8-31
8.7.1	Wet Extended Detention Facility Design Requirements	8-31
8.7.2	Dry Extended Detention Facilities	8-36
8.7.3	(Reserved)	8-39
8.7.4	Stream Buffers and Impervious Surface Setbacks	8-39
8.7.5	Wet and Extended Detention Facility Maintenance	8-39
8.8	STORM WATER MANAGEMENT	8-39
8.8.1	Design Criteria - General	8-39
8.9	WATER QUALITY BEST MANAGEMENT PRACTICES	8-39
8.9.1	Treatment of Runoff	8-39
8.9.2	Facility Location Criteria	8-40
8.9.3	Easement Requirements	8-40
8.9.4	Facility Maintenance	8-41
8.9.5	Facility Certification and Record Drawings	8-42
8.9.6	Existing Subdivisions with Regional Water Quality Facilities	8-42
8.9.7	Existing Subdivisions without Regional Water Quality Facilities	8-42
8.9.8	Retrofitting of Existing Detention Facilities for Water Quality Treatment	8-42
8.9.9	Retrofitting of Existing Water Quality Facilities	8-43
8.9.10	Redevelopment and Improvements	8-43
9	<u>PERFORMANCE GUIDELINES</u>	9-1
9.1	GENERAL	9-1
9.1.1	Purpose	9-1
9.1.2	Constraints	9-1
9.1.3	Documentation required	9-1
9.2	LOTS	9-1
9.2.1	Lot design, HLP, RDP and RDS	9-1
9.2.2	Side lot lines	9-3

City of Loganville Development Regulations

<u>ARTICLE</u>		<u>PAGE</u>
9.2.3	Corner lots	9-3
9.3	BLOCKS	9-3
9.3.1	Length, width, and shape	9-3
9.3.2	Pedestrian access	9-3
9.4	ACCESS	9-3
9.5	ROADWAY DESIGN	9-4
9.5.1	Street grades and design speeds TABLE 9-A MINIMUM DESIGN SPEED AND MAXIMUM GRADES	9-4 9-5
9.5.2	Vertical street alignment TABLE 9-B CONSTANT (K) VALUES FOR VERTICAL CURVES	9-5 9-6
9.5.3	Horizontal street alignment TABLE 9-C HORIZONTAL CURVES TABLE 9-D TANGENTS	9-6 9-6 9-8
9.5.4	Horizontal and vertical clearances	9-8
9.6	STREET INTERSECTIONS	9-9
9.6.1	Angle of intersection	9-9
9.6.2	Maximum grade	9-9
9.6.3	Intersection approaches: horizontal	9-9
9.6.4	Intersection approaches: vertical TABLE 9-D APPROACH DISTANCES AT MAJOR INTERSECTIONS	9-10 9-10
9.6.5	Intersection radii TABLE 9-E INTERSECTION RADII	9-10 9-11
9.6.6	Islands	9-11
9.6.7	Intersection corner sight distances	9-11
9.6.8	Obstructing visibility at intersections	9-12
9.6.9	Turning lanes at intersections	9-12
9.7	DRIVEWAY INTERSECTIONS	9-13
9.7.1	Angle and improvements	9-13
9.7.2	Driveway design standards	9-13
9.7.3	Auxiliary lanes	9-14
9.7.4	Corner sight distance	9-14
9.7.5	Separation and spacing	9-14
9.8	STORMWATER DETENTION GUIDELINES	9-15
9.8.1	General	9-15

City of Loganville Development Regulations

<u>ARTICLE</u>		<u>PAGE</u>
9.8.2	Dam design and construction criteria	9-17
9.8.3	Detention facility outlet devices	9-19
9.8.4	Emergency overflow requirements	9-20
9.8.5	Parking lot detention facility	9-22
9.8.6	Underground and rooftop detention	9-23
9.8.7	Sediment basins	9-23
9.8.8	Ponds and lakes not used for detention	9-24
9.9	CULVERTS AND PIPE COLLECTION SYSTEM GUIDELINES	9-24
9.9.1	Culverts	9-24
9.9.2	Pipe collection systems	9-24
9.9.3	Outlet location - culverts and piped systems	9-25
9.9.4	Energy dissipation	9-25
9.9.5	Discharge of concentrated flows	9-25
	TABLE 9-G MAXIMUM FLOWS INTO STREETS	9-26
10	<u>PLAN AND PLAT SPECIFICATIONS</u>	10-1
10.1	CONCEPT PLAN SPECIFICATIONS	10-1
10.1.1	Size	10-1
10.1.2	Freehand drawing (approximate scale)	10-1
10.1.3	List of what is required to be shown	10-1
10.2	SUBDIVISION DEVELOPMENT PLANS	10-3
10.2.1	What consists a Development Permit for a subdivision	10-3
10.2.2	Conformation to Concept Plan	10-3
10.2.3	Scale	10-3
10.2.4	Certified boundary survey	10-4
10.2.5	List of what is required to be shown	10-4
10.2.6	Certificate of development plans approval	10-7
10.2.7	Other development plans to accompany Preliminary Plat	10-7
10.2.8	Encroachments	10-9
10.3	FINAL PLAT SPECIFICATIONS	10-9
10.3.1	Size	10-9
10.3.2	Certified boundary survey	10-10
10.3.3	Conformation to Preliminary Plat	10-10
10.3.4	List of what is required to be shown	10-10
10.3.5	Warranty Deed	10-13
10.3.6	Property Owner's Association	10-13
10.3.7	Certificates	10-14

City of Loganville Development Regulations

<u>ARTICLE</u>		<u>PAGE</u>
10.4	HOUSE LOCATION PLAN (HLP)	10-18
10.4.1	Size and description	10-18
10.4.2	May be drawn by an individual	10-18
10.4.3	List of what is to be shown	10-18
10.4.4	Certificate of Occupancy	10-19
10.4.5	Certificate - Department approval	10-19
10.5	RESIDENTIAL DRAINAGE PLAN (RDP) OR STUDY (RDS)	10-20
10.5.1	Certified boundary survey required	10-20
10.5.2	List of what is required to be shown	10-20
10.5.3	Residential drainage study (RDS)	10-21
10.5.4	Certificate of Occupancy - conditions	10-21
10.5.5	Certificate - Department approval	10-22
10.6	SITE DEVELOPMENT PLANS	10-22
10.6.1	What a development permit for a Site Plan consists of	10-22
10.6.2	Conformation to Concept Plan	10-22
10.6.3	Scale	10-23
10.6.4	Project boundary data	10-23
10.6.5	List of what is required to be shown	10-23
10.6.6	Certificate of development plans approval	10-26
10.6.7	Other development plans to accompany Site Plan	10-26
10.6.8	Encroachments	10-29
10.6.9	Public Notice - Drainage	10-29
10.7	TREE PRESERVATION/REPLACEMENT PLAN SPECIFICATIONS	10-29
10.7.1	When required	10-29
10.7.2	In accordance with Buffer, Landscape and Tree Ordinance	10-29
10.8	BUFFER AND LANDSCAPE PLAN SPECIFICATIONS	10-29
10.8.1	When required	10-29
10.8.2	In accordance with Buffer, Landscape and Tree Ordinance	10-30
11	<u>PROCEDURES</u>	11-1
11.1	SUBDIVISION REVIEW PROCEDURES	11-1
11.1.1	Pre-application conference	11-1

City of Loganville Development Regulations

<u>ARTICLE</u>		<u>PAGE</u>
11.1.2	Concept plan approval	11-1
11.1.3	Development plans approval for subdivisions	11-1
11.1.4	Final plat approval	11-4
11.2	NON-SUBDIVISION REVIEW PROCEDURES	11-7
11.2.1	Pre-application conference	11-7
11.2.2	Concept plan approval	11-7
11.2.3	Site development plans approval	11-8
11.2.4	Certificate of development conformance approval process	11-10
11.3	ASSIGNMENT OF NAMES AND ADDRESSES	11-12
11.3.1	Subdivision or development names	11-12
11.3.2	Street names	11-12
11.3.3	Street address assignments	11-13
11.4	INITIATION OF DEVELOPMENT ACTIVITIES	11-14
11.4.1	Initial activities required	11-14
11.4.2	Tree protection areas	11-15
11.4.3	Development inspections	11-15
11.4.4	Responsibility for quality and design	11-16
11.4.5	Stop work orders	11-16
11.4.6	Stabilization for erosion control	11-17
11.5	APPROVAL OF DEVELOPMENT CONFORMANCE	11-17
11.5.1	Prerequisite to Final Plat or Certificate of Occupancy	11-17
11.5.2	Submission requirements	11-17
11.5.3	Approval	11-18
11.6	PROJECT CLOSEOUT AND CONTINUING MAINTENANCE	11-18
11.6.1	Development performance and maintenance agreement	11-18
11.6.2	Maintenance and performance surety	11-19
12	<u>FEES</u>	12-1
12.1	FEES SET BY BOARD OF COMMISSIONERS	12-1
12.2	PREREQUISITE TO ISSUANCE OF PERMIT(S)	12-1
12.3	FEES NONREFUNDABLE	12-1
12.4	SANITARY SEWER, CURB CUT, ETC., FEES	12-1
12.5	TRAFFIC CONTROL FEES	12-1

City of Loganville Development Regulations

<u>ARTICLE</u>		<u>PAGE</u>
12.6	RECORDING FEES	12-1
13	<u>ADMINISTRATION, APPEAL AND VIOLATIONS</u>	13-1
13.1	ADMINISTRATION	13-1
13.1.1	Administered by Director of Department of Planning and Development	13-1
13.1.2	Director authorized to suspend or stop work and direct corrections	13-1
13.2	REGULATIONS TO BE PUBLISHED	13-1
13.3	MODIFICATIONS	13-1
13.4	APPEAL AND WAIVER OF THE REGULATIONS	13-2
13.4.1	Appeals	13-2
13.4.2	Waivers	13-2
13.5	VIOLATION AND PENALTY	13-2
13.5.1	Responsible party	13-2
13.5.2	Court empowered to fine or imprison	13-2
13.5.3	Other legal remedies	13-3
14	<u>ADOPTION AND AMENDMENT</u>	14-1
14.1	EFFECTIVE DATE	14-1
14.1.1	Effective on adoption	14-1
14.1.2	Grandfather provisions: Development Permit application received prior to adoption	14-1
14.1.3	Grandfather provisions: Development Permit issued prior to adoption	14-1
14.1.4	Grandfather provisions: Clearing, Clearing and Grubbing, Grading	14-1
14.1.5	Building Permits	14-1
14.2	AMENDMENTS	14-2
14.2.1	By Board of Commissioners	14-2
14.2.2	Grandfather provisions: Development Permit application received prior to adoption	14-2
14.2.3	Grandfather provisions: Development Permit issued prior to adoption	14-2
14.2.4	Grandfather provisions: Clearing, Clearing and Grubbing, Grading	14-2
14.2.5	Building Permits	14-2

City of Loganville Development Regulations

<u>ARTICLE</u>	<u>PAGE</u>
14.3 SEVERABILITY	14-2
14.4 CONFLICTING REGULATIONS	14-3