

City of Suwanee Development Regulations

<u>ARTICLE</u>		<u>PAGE</u>
1	<u>AUTHORITY, TITLE, PURPOSE AND INTENT</u>	1
	1.1 AUTHORITY AND TITLE.....	1
	1.2 PURPOSE	1
	1.3 INTENT AND APPLICATION	1
	1.4 AGRICULTURAL EXEMPTION.....	2
2	<u>DEFINITIONS</u>	3
	2.1 USE OF WORDS AND INTERPRETATION	3
	2.2 DEFINITIONS OF WORDS AND PHRASES	3
3	<u>APPLICATION OF THE REGULATIONS</u>	15
	3.1 APPLICATION	15
	3.2 DEDICATION OF PUBLIC LANDS AND FACILITIES.....	15
	3.3 TRANSFER OF LAND OWNERSHIP	15
	3.3.1 Conditions applicable to title transfers	
	3.3.2 Sale of land by reference to unapproved Final Plat prohibited	
	3.4 SUBDIVISION EXEMPTIONS.....	16
	3.4.1 General requirements	
	3.4.2 Recombinations	
	3.4.3 Minor subdivisions	
	3.4.4 Estate subdivisions	
	3.4.5 Nonresidential project management	
	3.4.6 Amnesty lots	
4	<u>PERMITS REQUIRED FOR DEVELOPMENT OR CONSTRUCTION</u>	20
	4.1 AUTHORIZATION REQUIRED FOR LAND DISTURBANCE OR DEVELOPMENT ACTIVITIES	20
	4.1.1 Permit required; exemptions	

City of Suwanee Development Regulations

<u>ARTICLE</u>		<u>PAGE</u>
	4.1.2 Plan review and approval	
	4.1.3 Chattahoochee River Corridor Certificate	
	4.1.4 Interdepartmental review and approval	
	4.1.5 Activities limited to permit authorization	
	4.1.6 Developer's responsibility for compliance	
4.2	LAND DISTURBANCE PERMITS	21
	4.2.1 Clearing Permit, Clearing and Grubbing Permit, and Grading Permit	
	4.2.2 Development Permit	
4.3	BUILDING PERMITS.....	24
	4.3.1 Applicable codes	
	4.3.2 Health Department: on-site sewage disposal	
	4.3.3 Single-family and duplex residences	
	4.3.4 Swimming pools	
	4.3.5 Multi-family and nonresidential structures	
	4.3.6 Issuance on buildable lots of record; exceptions	
5	<u>GENERAL REQUIREMENTS</u>	28
5.1	SUITABILITY OF THE LAND	28
	5.1.1 Unsuitable land may not be developed	
	5.1.2 Unsuitable land must be included in buildable lots	
5.2	OFFERS OF LAND DEDICATION	29
	5.2.1 Incorporation of public land area into buildable lots	
5.3	ZONING AND OTHER REGULATIONS.....	29
	5.3.1 Discrepancy between minimum standards; what applies	
	5.3.2 Building setback conformity	
5.4	REQUIRED PUBLIC IMPROVEMENTS	29
	5.4.1 General requirements	
5.5	LOTS	30
	5.5.1 Lots to conform to the Zoning Resolution	
	5.5.2 Double frontage and reverse frontage lots	

City of Suwanee Development Regulations

<u>ARTICLE</u>		<u>PAGE</u>
	required along major thorough-fares	
5.6	SURVEY MONUMENTS	30
5.6.1	Lot corner monumentation	
5.6.2	Floodplain elevations	
5.7	STANDARD DRAWINGS	30
5.7.1	Department to maintain standard drawings on file	
5.7.2	Standard drawings to illustrate standards	
5.7.2	Standard drawings incorporated as part of Development Regulations	
5.8	BUFFERS, LANDSCAPING TREE PRESERVATION AND TREE REPLACEMENT	31
5.8.1	General applicability	
5.8.2	General requirements	
5.8.4	Landscaping performance surety	
5.9	RECREATION AREAS AND OPEN SPACE	32
5.9.2	Open Space	
6	<u>ACCESS AND RIGHT-OF-WAY REQUIREMENTS; AND STREET IMPROVEMENT AND CONSTRUCTION REQUIREMENTS</u>	34
6.1	ACCESS	34
6.1.1	Large parcels to provide future street access	
6.1.2	Landlocking of adjacent property prohibited	
6.1.3	Minimum lot frontage required	
6.1.4	Private streets to be constructed pursuant to roadway construction standards	
6.1.5	Vehicular access easements	
6.2	STREETS	35
6.2.1	Dedication of street right-of-way	
6.2.2	Street improvements	
6.3	MINIMUM RIGHT-OF-WAY AND STREET IMPROVEMENTS	35
6.3.1	Right-of-way and pavement widths TABLE 6-A MINIMUM RIGHT-OF-WAY AND ROADWAY WIDTHS FOR NEW STREETS AND WIDENINGS	

City of Suwanee Development Regulations

<u>ARTICLE</u>		<u>PAGE</u>
6.3.2	Street rights-of-way	
6.3.2	Street widenings - single family detached residential subdivisions	
6.3.3	Street widenings - single family attached multi-family, and nonresidential developments	
6.3.5	New streets	
6.3.6	Substandard streets	
6.3.7	Improvements along state highways	
6.4	GENERAL LAYOUT REQUIREMENTS.....	40
6.4.1	Conformance to Comprehensive Plan	
6.4.2	Local streets and minor collectors	
6.4.3	Cul-de-sac streets	
6.4.4	Other dead end streets	
6.4.5	Service roads	
6.4.6	Half-streets	
6.4.7	Reserve strips	
6.4.8	Alleys	
6.4.9	Street jogs	
6.5	TRAFFIC CONTROL DEVICES.....	43
6.5.1	Traffic control signals	
6.5.2	Street name signs	
6.5.3	Traffic signals and signs	
6.5.4	Striping requirements	
6.5.5	Payment of fees	
6.5.6	Street lights	
6.6	SPECIFICATIONS.....	45
6.7	SUBGRADE PREPARATION FOR ALL STREETS.....	45
6.7.1	Subgrade in accordance with Georgia DOT and these Regulations	
6.7.2	Removal of unsuitable material	
6.7.3	Compaction	
6.7.4	Brought to line and grade	
6.7.5	Utility trenches to be compacted	
6.7.6	Roll testing required	
6.7.7	Temporary traffic surface	
6.7.8	Provisions to drain low points	

City of Suwanee Development Regulations

<u>ARTICLE</u>	<u>PAGE</u>
6.8 PROJECT ACCESS IMPROVEMENT STANDARDS.....	46
6.8.1 Sections wider than 4 feet in width	
6.8.2 Sections less than 4 feet in width	
6.9 NEW LOCAL AND MINOR COLLECTOR STREETS.....	46
6.9.1 Local and minor collector streets within a residential subdivision	
6.9.2 Local residential-rural roads	
6.9.3 Nonresidential subdivision or development streets	
6.10 NEW MAJOR THOROUGHFARES	48
6.10.1 Construction standards: Major Thoroughfares TABLE 6-B CONSTRUCTION STANDARDS - MAJOR THOROUGHFARES	
6.11 CURB AND GUTTER.....	49
6.11.1 Curb and gutter required	
6.11.2 Residential curbing	
6.11.3 Industrial or commercial curbing	
6.11.4 Principal arterial and major arterial curbing	
6.11.5 Construction methods	
6.12 UNDERGROUND UTILITIES.....	50
6.12.1 Installation and compaction required before pavement or base	
6.12.2 After base installed, utilities to be bored	
6.12.3 Manholes flush with finished grade	
6.12.4 Standard drawings apply	
6.13 SIDEWALKS	50
6.13.1 When required	
6.13.2 Location requirements	
6.13.3 Design standards	
7 <u>UTILITIES AND EASEMENTS</u>	53
7.1 PLACEMENT OF UTILITIES.....	53
7.1.1 Underground utilities to be in right-of-way or easement	
7.1.2 Private underground utilities require Department approval if in the right-of-way	

City of Suwanee Development Regulations

<u>ARTICLE</u>	<u>PAGE</u>
7.2 WATER SYSTEM AND FIRE HYDRANTS	53
7.2.1 Connection of public water main required	
7.2.2 Water, fire hydrants, etc., to be designed according to applicable standards, and plans and specifications	
7.2.3 Water mains to be installed after curbs but before paving	
7.3 SANITARY SEWAGE DISPOSAL.....	54
7.3.1 Connection to sewage disposal system required	
7.3.2 If sewer is available, septic not allowed	
7.3.3 Septic field must be located out of the 100 year floodplain	
7.3.4 Health Department notations on plats	
7.4 EASEMENTS.....	54
7.4.1 Dedication requirement	
7.4.2 Cleared, opened, and stabilized	
TABLE 7-A EASEMENTS FOR STORM DRAIN PIPES AND IMPROVED DITCHES	
7.4.3 Width of permanent sanitary sewer easements	
7.4.4 Provision for common sanitary/drainage easement	
7.4.5 Watercourse easements	
7.4.6 Off street right-of-way easements	
7.4.7 Cleared easements to be grassed	
7.5 STREET CUTS.....	56
7.5.1 Review and approval by the Department	
7.5.2 Fees required	
7.5.3 Trenches to be backfilled	
7.5.4 Trenches under paving	
7.5.5 Utility extension contact information	
8 <u>SITE GRADING, STORMWATER DETENTION, CULVERTS AND PIPED DRAINAGE SYSTEMS AND SOIL SEDIMENT CONTROL REQUIREMENTS</u>	58
8.0.1 City of Suwanee Water Quality Requirements	58
8.1 SITE GRADING	58

City of Suwanee Development Regulations

<u>ARTICLE</u>		<u>PAGE</u>
8.1.1	Compliance with line and grade required	
8.1.2	Contour interval of 2 feet required	
8.1.3	Consistent with Metropolitan River Protection Act	
8.1.4	Embankment layering	
8.1.5	Maximum slopes	
8.1.6	Special conditions for soil with low shearing resistance and cohesion	
8.1.7	Mass Grading for Residential Subdivisions	
8.1.8	Grading for Roads and Improved Ditches	
8.2	STORMWATER DETENTION.....	59
8.2.1	Stormwater management report required	
8.2.2	Storm detention required	
8.2.3	Detention design criteria - general	
8.2.4	Detention facility location criteria	
8.2.5	Detention facility easement requirements	
8.2.6	Detention facility maintenance	
8.2.7	Detention facility construction standards	
8.2.8	Detention facility certification and record drawings	
8.3	CULVERTS AND PIPED DRAINAGE SYSTEMS.....	69
8.3.1	Drainage improvements required	
8.3.2	Design criteria - general	
8.3.3	Design criteria - culverts	
8.4	EROSION CONTROL.....	70
8.4.1	Design Standards	
8.4.2	Abandoned projects	
8.5	DAMS	70
8.5.1	New dams which become subject to the requirements of the Georgia Safe Dams Act & Rules for Dam Safety	
8.5.2	New dams subject to regulation by Gwinnett County and/or City of Suwanee	
8.5.3	Existing Dams	
8.5.4	Existing Category II Dams	
8.6	EXTENDED DETENTION	74

City of Suwanee Development Regulations

<u>ARTICLE</u>	<u>PAGE</u>
8.7 STREAM BUFFER AND IMPERVIOUS SURFACE SETBACK	
8.7.1 Wet and Extended Detention Facility Maintenance	
8.8 WATER QUALITY BEST MANAGEMENT PRACTICES.....	75
8.8.1 Treatment of Runoff	
8.8.2 Facility Location Requirement	
8.8.3 Easement Requirement	
8.8.4 Facility Maintenance	
8.8.5 Facility Certification and Record Drawings	
8.8.6 Redevelopment and Use of Existing Detention Facilities	
9 <u>PERFORMANCE GUIDELINES</u>	79
9.1 GENERAL.....	79
9.1.1 Purpose	
9.1.2 Constraints	
9.1.3 Documentation required	
9.2 LOTS	79
9.2.1 Lot design, HLP, RDP and RDS	
9.2.2 Side lot lines	
9.2.3 Corner lots	
9.3 BLOCKS	81
9.3.1 Length, width, and shape	
9.3.2 Pedestrian access	
9.4 ACCESS.....	81
9.5 ROADWAY DESIGN	82
9.5.1 Street grades and design speeds	
TABLE 9-A MINIMUM DESIGN SPEED AND MAXIMUM GRADES	
9.5.2 Vertical street alignment	
TABLE 9-B CONSTANT (K) VALUES FOR VERTICAL CURVES	
9.5.3 Horizontal street alignment	
TABLE 9-C HORIZONTAL CURVES	
TABLE 9-D TANGENTS	
9.5.4 Horizontal and vertical clearances	

City of Suwanee Development Regulations

<u>ARTICLE</u>	<u>PAGE</u>
9.6 STREET INTERSECTIONS	86
9.6.1 Angle of intersection	
9.6.2 Maximum grade	
9.6.3 Intersection approaches: horizontal	
9.6.4 Intersection approaches: vertical	
TABLE 9-D APPROACH DISTANCES AT MAJOR INTERSECTIONS	
9.6.5 Intersection radii	
TABLE 9-E INTERSECTION RADII	
9.6.6 Islands	
9.6.7 Intersection corner sight distances	
9.6.8 Obstructing visibility at intersections	
9.6.9 Turning lanes at intersections	
9.7 DRIVEWAY INTERSECTIONS	90
9.7.1 Angle and improvements	
9.7.2 Driveway design standards	
9.7.3 Auxiliary lanes	
9.7.4 Corner sight distance	
9.7.5 Separation and spacing	
9.8 STORMWATER DETENTION GUIDELINES.....	92
9.8.1 General	
TABLE 9-F RATIONAL METHOD RUNOFF COEFFICIENTS	
9.8.2 Dam design and construction criteria	
9.8.3 Detention facility outlet devices	
9.8.4 Emergency overflow requirements	
9.8.5 Parking lot detention facility	
9.8.6 Underground and rooftop detention	
9.8.7 Sediment basins	
9.8.8 Ponds and lakes not used for detention	
9.9 CULVERTS AND PIPE COLLECTION SYSTEM GUIDELINES.....	100
9.9.1 Culverts	
9.9.2 Pipe collection systems	
9.9.3 Outlet location - culverts and piped systems	
9.9.4 Energy dissipation	
9.9.5 Discharge of concentrated flows	
TABLE 9-G MAXIMUM FLOWS INTO STREETS	

City of Suwanee Development Regulations

<u>ARTICLE</u>		<u>PAGE</u>
10	<u>PLAN AND PLAT SPECIFICATIONS</u>	102
10.1	CONCEPT PLAN SPECIFICATIONS	102
10.1.1	Size	
10.1.2	Freehand drawing (approximate scale)	
10.1.3	List of what is required to be shown	
10.2	SUBDIVISION DEVELOPMENT PLANS	104
10.2.1	What consists a Development Permit for a subdivision	
10.2.2	Conformation to Concept Plan	
10.2.3	Scale	
10.2.4	Certified boundary survey	
10.2.5	List of what is required to be shown	
10.2.6	Certificate of development plans approval	
10.2.7	Other development plans to accompany Preliminary Plat	
10.2.8	Encroachments	
10.3	FINAL PLAT SPECIFICATIONS	110
10.3.1	Size	
10.3.2	Certified boundary survey	
10.3.3	Conformation to Preliminary Plat	
10.3.4	List of what is required to be shown	
10.3.5	Warranty Deed	
10.3.6	Property Owner's Association	
10.3.7	Certificates	
10.4	HOUSE LOCATION PLAN (HLP)	116
10.4.1	Size and description	
10.4.2	May be drawn by an individual	
10.4.3	List of what is to be shown	
10.4.4	Certificate of Occupancy	
10.4.5	Certificate - Department approval	
10.5	RESIDENTIAL DRAINAGE PLAN (RDP) OR STUDY (RDS).....	118
10.5.1	Certified boundary survey required	
10.5.2	List of what is required to be shown	
10.5.3	Residential drainage study (RDS)	
10.5.4	Certificate of Occupancy - conditions	
10.5.5	Certificate - Department approval	

City of Suwanee Development Regulations

<u>ARTICLE</u>		<u>PAGE</u>
10.6	SITE DEVELOPMENT PLANS	121
10.6.1	What a development permit for a Site Plan consists of	
10.6.2	Conformation to Concept Plan	
10.6.3	Scale	
10.6.4	Project boundary data	
10.6.5	List of what is required to be shown	
10.6.6	Certificate of development plans approval	
10.6.7	Other development plans to accompany Site Plan	
10.6.8	Encroachments	
10.6.9	Public Notice - Drainage	
10.7	TREE PRESERVATION/REPLACEMENT PLAN SPECIFICATIONS	127
10.7.1	When required	
10.7.2	In accordance with Buffer, Landscape and Tree Ordinance	
10.8	BUFFER AND LANDSCAPE PLAN SPECIFICATIONS.....	127
10.8.1	When required	
10.8.2	In accordance with Buffer, Landscape and Tree Ordinance	
11	<u>PROCEDURES</u>	129
11.1	SUBDIVISION REVIEW PROCEDURES	129
11.1.1	Pre-application conference	
11.1.2	Concept plan approval	
11.1.3	Development plans approval for subdivisions	
11.1.4	Final plat approval	
11.2	NON-SUBDIVISION REVIEW PROCEDURES	134
11.2.1	Pre-application conference	
11.2.3	Site development plans approval	
11.2.4	Certificate of development conformance approval process	
11.3	ASSIGNMENT OF NAMES AND ADDRESSES.....	138
11.3.1	Subdivision or development names	
11.3.2	Street names	
11.3.3	Street address assignments	

City of Suwanee Development Regulations

<u>ARTICLE</u>		<u>PAGE</u>
11.4	INITIATION OF DEVELOPMENT ACTIVITIES	140
11.4.1	Initial activities required	
11.4.2	Tree protection areas	
11.4.3	Development inspections	
11.4.4	Responsibility for quality and design	
11.4.5	Stop work orders	
11.4.6	Stabilization for erosion control	
11.5	APPROVAL OF DEVELOPMENT CONFORMANCE.....	143
11.5.1	Prerequisite to Final Plat or Certificate of Occupancy	
11.5.2	Submission requirements	
11.5.3	Approval	
11.6	PROJECT CLOSEOUT AND CONTINUING MAINTENANCE.....	144
11.6.1	Development performance and maintenance agreement	
11.6.2	Maintenance and performance surety	
12	<u>FEES</u>	147
12.1	FEES SET BY BOARD OF COMMISSIONERS	147
12.2	PREREQUISITE TO ISSUANCE OF PERMIT(S)	147
12.3	FEES NONREFUNDABLE.....	147
12.4	SANITARY SEWER, CURB CUT, ETC., FEES.....	147
12.5	TRAFFIC CONTROL FEES	147
12.6	RECORDING FEES	147
13	<u>ADMINISTRATION, APPEAL AND VIOLATIONS</u>	148
13.1	ADMINISTRATION.....	148
13.1.1	Administered by Director of Department of Planning and Development	
13.1.2	Director authorized to suspend or stop work and direct corrections	
13.2	REGULATIONS TO BE PUBLISHED	148

City of Suwanee Development Regulations

<u>ARTICLE</u>	<u>PAGE</u>
13.3 MODIFICATIONS.....	148
13.4 APPEAL AND WAIVER OF THE REGULATIONS	149
13.4.1 Appeals	
13.4.2 Waivers	
13.5 VIOLATION AND PENALTY	149
13.5.1 Responsible party	
13.5.2 Court empowered to fine or imprison	
13.5.3 Other legal remedies	
14 <u>ADOPTION AND AMENDMENT</u>	152
14.1 EFFECTIVE DATE	152
14.1.1 Effective on adoption	
14.1.2 Grandfather provisions: Development Permit application received prior to adoption	
14.1.3 Grandfather provisions: Development Permit issued prior to adoption	
14.1.4 Grandfather provisions: Clearing, Clearing and Grubbing, Grading	
14.1.5 Building Permits	
14.2 AMENDMENTS.....	152
14.2.1 By Board of Commissioners	
14.2.2 Grandfather provisions: Development Permit application received prior to adoption	
14.2.3 Grandfather provisions: Development Permit issued prior to adoption	
14.2.4 Grandfather provisions: Clearing, Clearing and Grubbing, Grading	
14.2.5 Building Permits	
14.3 SEVERABILITY	153
14.4 CONFLICTING REGULATIONS	154