

ARTICLE 7

UTILITIES AND EASEMENTS

7.1 PLACEMENT OF UTILITIES

7.1.1 All authorized public underground utilities shall be located within the right-of-way of a public street or within an easement designated for such use. Within public street rights-of-way, placement of the various authorized utilities (power, gas, cable TV, water and sewer) shall conform to the specific locations designated for such use by the City of Buford, as illustrated in the Standard Drawings with plans submitted and approved by the City.

7.1.2 No other underground utilities, such as lawn sprinkler systems, private yard lighting, etc., shall be installed within a public right-of-way or easement except by authorization of the City. Such authorization, if issued, shall require the applicant to assume all repair costs of the applicant's facilities should they be damaged during the course of installation, maintenance or repair of any of the public utilities authorized to occupy said right-of-way or easement.

7.2 WATER SYSTEM AND FIRE HYDRANTS

7.2.1 The developer shall install or have installed a system of water mains connected to a public water supply system in accordance with the requirements of the authority having jurisdiction.

7.2.2 All water mains, fire hydrants and appurtenances shall be designed in accordance with the policies, standards, plans and specifications of the Gwinnett County Fire Prevention Ordinance and the water system having jurisdiction. Where jurisdiction resides with the Gwinnett County Water System, the public water mains and appurtenances shall be designed by the County Water System upon submittal of the Development Plans for the project.

7.2.3 Within the Gwinnett County Water System jurisdiction, water mains and appurtenances shall be installed after installation of the curbs and gutters and before paving, or after staking of the curb line and submission to the Water System of an as-graded survey of the street profile accompanied by a certification executed by the owner as required by the Water System that the subgrade will not change. Water mains shall be relocated as necessary to meet Water System regulations prior to Approval of Development Conformance, if improperly located to final curb line or grade.

7.3 SANITARY SEWAGE DISPOSAL

- 7.3.1 Connection to an approved sewage disposal system shall be made, which may require the construction of an on-site system or the extension of public sanitary sewage and associated appurtenances, as required under the Water Pollution Control Regulations of Gwinnett County or as required by the Gwinnett County Health Department or by the City of Buford.
- 7.3.2 No septic tanks shall be allowed if public sewer is available. All structures shall connect to public sewer when such sewer is available, in accordance with the Sewer Regulations of the City of Buford. Sewer availability shall be determined by the City of Buford Public Works Department.
- 7.3.3 Lots with septic tanks and tile drain-field sewage disposal systems shall contain the contiguous area outside of the 100-year floodplain as required by the Health Department.
- 7.3.4 The Health Department may require a notation that certain lots must meet additional requirements prior to issuance of a building permit, or otherwise limit development relative to Health Department regulations.
- a. Such lots may include lots upon which adequate depth to water table must be demonstrated during the appropriate season of the year, adequate percolation tests must be performed, limitations upon the number of bedrooms in a dwelling, etc.
 - b. No lot shall be included on a Final Plat which the Health Department is not confident will meet all Health Department regulations at a reasonable cost or within a reasonable period of time, except lots proposed to be served by sanitary sewer in subdivision where “dry” sewer has been installed. Such lots shall be noted – “Approval by the City of Buford for connection to sanitary sewer required prior to issuance of a building permit”.

7.4 EASEMENTS

- 7.4.1 Temporary construction easements and permanent easements for public utilities, drainage or other public facilities shall be dedicated to the City of Buford in accordance with City requirements. All easements shall be grassed as appropriate for soil stabilization.

7.4.2 Drainage easements are required for any part of the drainage system that is designed to carry storm water runoff from more than one parcel, existing or proposed. Drainage easements for improved ditches, pipe construction, and detention facilities shall be cleared, opened, and stabilized at the time of development to control surface water run-off (see also Article 8). Run-off slope and side slopes to be specified by the developer’s engineer, according to good engineering practice. Drainage easements for storm drain pipes that carry water shall be provided according to the minimum requirements found in Table 7-A below, and shall conform to City standards. The minimum easement width shall be based on the pipe diameter (span) plus two (2) feet plus two (2) times the pipe invert depth. This value shall be rounded up to the nearest five (5) feet. For pipes exceeding sixteen (16) feet in depth, the City may require the developer to provide special provisions.

TABLE 7-A
EASEMENTS FOR STORM DRAIN PIPES

PIPE SIZE (FT)	MAXIMUM PIPE INVERT DEPTH (FT)												
	4	5	6	7	8	9	10	11	12	13	14	15	16
1.25	20	20	20	20	20	25	25	30	30	30	35	35	40
1.5	20	20	20	20	20	25	25	30	30	30	35	35	40
2.0	20	20	20	20	20	25	25	30	30	30	35	35	40
2.5	20	20	20	20	25	25	25	30	30	35	35	35	40
3.0	20	20	20	20	25	25	25	30	30	35	35	35	40
3.5		20	20	20	25	25	30	30	30	35	35	40	40
4.0		20	20	20	25	25	30	30	30	35	35	40	40
4.5			20	25	25	25	30	30	35	35	35	40	40
5.0			20	25	25	25	30	30	35	35	35	40	40
5.5				25	25	30	30	30	35	35	40	40	40
6.0				25	25	30	30	30	35	35	40	40	40

- 7.4.3 Permanent sanitary sewer easements shall be no less than twenty (20) feet in width when no other parallel utilities are located therein. When warranted, temporary construction easement widths shall be determined by the Public Works Department
- 7.4.4 A common thirty (30) foot wide easement for sanitary sewer and drainage purposes may be allowed if the pipes are parallel and at least ten (10) feet is provided between pipes (on center).
- 7.4.5 Drainage easements shall be provided where a development is traversed by or contains a water course, impoundment, detention pond, floodplain, natural stream or channel. It shall conform substantially to the limits of such natural drainage feature, but shall be no less than twenty (20) feet in width.
- 7.4.6 Drainage easements off the street right-of-way shall be clearly defined on the final plat. The property owner will be required to keep the easement free of obstruction at all times. The property owner shall not alter any drainage improvements without the prior written approval from the City.
- 7.4.7 All drainage, sewer, access or other easements, which were required to be cleared, shall be fine graded and grassed within ten (10) days of completing construction work. The use of sediment control measures may be required to protect the area until a vegetative cover is obtained.

7.5 STREET CUTS

- 7.5.1 All utility construction plans within City right-of-way shall be reviewed and approved by the City before construction begins. Street cuts shall not be allowed unless deemed absolutely necessary due to the presence of rock, the need to tap into an existing line beneath the road surface, or other circumstances which makes boring impossible or infeasible.
- 7.5.2 No street cut shall be authorized until such Street Cut Fees have been paid.
- 7.5.3 If approved, all trenches shall be backfilled and compacted the same day the trench is opened:
 - a. Trenches under the paving shall be returned to ninety-five (95) percent compaction.

- b. Trenches elsewhere shall be returned to ninety (90) percent compaction.
 - c. See Section 6.7 for trench compaction and test requirements.
- 7.5.4 All trenches under paving shall be concrete with eight (8) inches of Class "A" concrete base and one and one-half (1½) inches of 12.5mm Superpave wearing course asphalt is to be spread.
- a. The paving cut shall be widened to a minimum of nine (9) inches beyond the edges of the trench.
 - b. The edges of the paving cut shall be smooth.
- 7.5.5 Contact the City for public utility extension information from the existing to be proposed development. Contact the Planning Director at least twenty-four (24) hours in advance of closure of traffic lanes.