

Proposed amendments: **highlighted**

Additions: **bold**

Deletions: ~~strikethrough~~

EXEMPTION PLAT PROCEDURES AND SPECIFICATIONS.

Procedure for Exemption Plat Approval.

- A. When an applicant for a subdivision has parcel of land which meets Section 2.4 SUBDIVISION EXEMPTIONS of these regulations, a plat shall be submitted to the City in a number of copies as determined by the City from time to time.
- B. This Exemption Plat shall be reviewed by the City for compliance with these Regulations and the City shall indicate on a review copy of the Plat or drawing, or in a written memorandum all comments related to compliance with these Regulations.
- C. The applicant shall be responsible for compliance with all codes, regulations, and zoning requirements and for the satisfaction of all of the noted and written comments of the City.
- D. When the City has determined that the Exemption Plat is in compliance with all applicable City Codes, Ordinances or Regulations, the Exemption Plat shall be approved. The City Official, so designated by the Dacula City Council to certify approval of Exemption Plats, shall sign and date said approval of the Exemption Plat, and shall authorize by such approval recording of the Exemption Plat in the Office of the Clerk of the Superior Court of Gwinnett County deed records.

Exemption Plat Specifications.

- A. Name, address and telephone number of the owner(s) of record of the land to be subdivided.
 - B. Proposed name, total acreage of the subdivision and acreage of smallest lot.
 - C. Name, address and telephone number of the licensed land surveyor or registered professional engineer.
 - D. North arrow, graphic scale and date.
 - E. Present zoning of property and adjacent property.
 - F. Names of adjoining property owners.
 - G. The location of streams, lakes, flood hazard or flood prone areas.
 - H. The location of proposed lots showing dimensions, front yard setbacks and side yard setbacks for corner lots as required by the City of Dacula Zoning Resolution, and total number of lots with each lot being numbered.
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- I. Bearings and distances to the nearest existing street lines or bench marks or other permanent monuments (not less than three) shall be accurately described on the plat.
- J. Municipal, County and Land Lot and District lines and/or Georgia Militia District lines accurately tied to the lines of the subdivision by distances and angles when such lines traverse or are reasonably close to the subdivision.
- K. Exact boundary lines of the tract, determined by a field survey.
- L. Name of plat or subdivision.
- M. Exact locations, right-of-way widths, and names of all streets adjoining or within the subdivision.
- N. Required right-of-way to be dedicated according to the Comprehensive Plan which includes a Thoroughfare Plan - Functional Classification System Map.
- O. Lot lines with dimensions to the nearest one-tenth foot and bearings to the nearest minute.
- P. Lots numbered in numerical order.
- Q. Location, dimensions, and purposes of any easements and any areas to be reserved or dedicated for public use.
- R. Accurate location, material, and description of monuments and markers.
- S. A statement directly on the plat of any private covenants or reference to the deed book and page of recording of any covenants.
- T. Subdivision classification (such as residential, no mobile homes, mobile homes, modular homes, commercial, industrial).
- U. The following certifications:

1. An engineer's or surveyor's certification directly on the plat as follows:

"IT IS HEREBY CERTIFIED 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 SHOWN HEREON ACTUALLY EXIST OR ARE MARKED 'FUTURE' AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL ENGINEERING REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF DACULA, GEORGIA, HAVE BEEN FULLY COMPLIED WITH."

BY _____

REGISTERED P.E., NO. _____

REGISTERED GEORGIA LAND SURVEYOR, NO. _____

2. An owner's certification and dedication, directly on the plat as follows:

OWNER'S CERTIFICATION AND DEDICATION:

STATE OF GEORGIA, COUNTY OF GWINNETT

"THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, THAT ALL STATE, COUNTY AND CITY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID. I (WE) HEREBY CERTIFY THAT I (WE)

ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKWAYS, DRAINAGE EASEMENTS, AND OTHER SPACES TO PUBLIC USE AS NOTED.”

_____ DATE _____

OWNER

3. Certification of individual private water and/or sewer system directly on the plat as follows:

~~I HEREBY CERTIFY THAT THE INDIVIDUAL PRIVATE SEWERAGE COLLECTION AND DISPOSAL SYSTEM AND THE INDIVIDUAL PRIVATE WATER SUPPLY AND DISTRIBUTION SYSTEMS INSTALLED OR TO BE INSTALLED AND/OR THE PLANS FOR THE PRIVATE SEWAGE REQUIREMENTS OF THE HEALTH DEPARTMENT.~~

~~LOT NUMBER(S) _____~~

~~IS (ARE) NOT APPROVED FOR PRIVATE SEWAGE SYSTEMS.~~

~~DATED _____~~

~~HEALTH OFFICER~~

4. Certification of community or public water system, directly on the plat as follows

~~(if applicable):~~

~~I HEREBY CERTIFY THAT THE COMMUNITY OR PUBLIC WATER SUPPLY AND DISTRIBUTION SYSTEMS ARE TO BE INSTALLED, SHOWN IN THE SUBDIVISION PLAT ATTACHED HERETO, MEET THE REQUIREMENTS OF THE GEORGIA DEPARTMENT OF NATURAL RESOURCES WATER SUPPLY SECTION.~~

~~DATED _____~~

~~GEORGIA DEPARTMENT OF NATURAL RESOURCES WATER SUPPLY SECTION~~

5. Certification of community or public sewer systems, directly on the plat as follows (if applicable):

~~I HEREBY CERTIFY THAT THE COMMUNITY OR PUBLIC SEWERAGE COLLECTION AND DISPOSAL SYSTEM INSTALLED OR TO BE INSTALLED, SHOWN IN THE SUBDIVISION PLAT ATTACHED HERETO, MEETS THE REQUIREMENTS OF THE PUBLIC SEWER SYSTEM TO~~

~~SERVE THESE LOTS.~~

DATED _____

OFFICIAL OF THE PUBLIC SEWER SYSTEM

PROVIDING SERVICE TO THE SUBDIVISION

6. Certificate of approval for recording directly on the plat as follows:

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE ZONING RESOLUTION AND SUBDIVISION REGULATIONS OF THE CITY OF DACULA, GEORGIA, AND THAT IT HAS BEEN APPROVED BY THE CITY OF DACULA FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF GWINNETT COUNTY, GEORGIA.

DATED _____

OFFICIAL OF THE CITY OF DACULA

V. Additional certifications and approval statements may be required by the City and / or Gwinnett County, as applicable.
