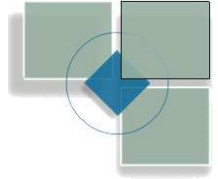




DeKalb County Department of Planning & Sustainability

Lee May
Interim Chief Executive Officer

Andrew A. Baker, AICP
Director



DEVELOPMENT SERVICES SITE PLAN REVIEW CHECKLIST

Project Name: _____

File No: _____ Map Reference: _____

Location: _____

Developer: _____

Date Received: _____

Project Summary/Scope of Work: _____

GENERAL INFORMATION:

- 1 __ Place on the cover "DeKalb County Planning and Sustainability File _____."
- 2 __ See comments on redlined plans. "PLEASE RETURN REDLINED PLANS TO COUNTY."
- 3 __ Property metes and bounds survey produced with last 2 years. Provide surveyors acknowledgement.
- 4 __ Provide eight (8) sets of construction site plans (with road profiles and drainage plans as needed) for County approval. Add four (4) sets of construction site plans if fire line review is needed.
- 5 __ A professional engineer, architect or landscape architect currently registered in the State of Georgia must seal all sheets of plans.
- 6 __ All sheets of plans must be a maximum of twenty-four (24) inches in width and thirty-six (36) inches in length and minimum 17" x 22".
- 7 __ Property owner must execute attached indemnification agreement.
- 8 __ Use clear distinct drawing line weights, and line types.
- 9 __ Provide statement from tax commissioner certifying that all Ad Valorem taxes on the property have been paid.

GENERAL INFORMATION (cont'd.):

- 10 ___ Show location map and point of beginning with County outline and site location on the cover.
- 11 ___ Show vicinity map approximately = 400' on the cover.
- 12 ___ Show F.E.M.A. map panel and map on the cover.
- 13 ___ Show Zoning districts of adjoining property.
- 14 ___ For newly acquired property provide proof of ownership deed.
- 15 ___ Show names of adjoining property owners with deed book and page numbers.
- 16 ___ Show N.P.D.E.S. fees table to be paid to state and county on cover.
- 17 ___ Property addresses tax parcel identification, zoning district, and conditions on the cover sheet.
- 18 ___ Disturbed area, total tract size, impervious area, and percentage of tract impervious on cover sheet.
- 19 ___ Show name, physical address and phone number of owner, developer and engineer on plan.
- 20 ___ List a valid 24-hour contract name and telephone number on the cover
- 21 ___ Trash compactor design must be approved by Health Department.
- 22 ___ Show dumpster location. Minimum 10' X 10' concrete pad required. Minimum 12' X 12' inside dimension, if enclosure is desired. 12' X 22' wide for double pad.
- 23 ___ Approval from Sanitation Department at 404-294-2977-required for dumpster location and accessibility.
- 24 ___ Note on plan: DeKalb County Sanitation Department is not responsible for garbage pick-up on private streets.
- 25 ___ Submit street name(s) or subdivision name to GIS Department at 404-687-3545.
- 26 ___ Street address attached.
- 27 ___ Tax parcels need to be combined. Contact GIS department at 404-687-3545.
- 28 ___ Provide letter from City stating that zoning is approved and requesting County to review plans.
- 29 ___ Other: _____
- 30 ___ DeKalb County Planning and Sustainability information is available on-line at www.dekalbcountyga.gov/planning .
- 31 ___ Provide a legend.

32 ___ Reference horizontal and vertical control and source of the topographic data.

ZONING:

33 ___ Approval of Preliminary subdivision plat by the Planning Commission is required. Preliminary plat approval expires if final plat is not submitted within eighteen (18) months of date of preliminary plat approval.

34 ___ Plan does not match preliminary plat. Sketch plat revision required.

35 ___ Show zoning district, case number and conditions of zoning. Provide documentation approved by the Board of Commissioners. Embed a copy of approved conditions in the plan set.

36 ___ Show special administration permit number, Special Land Use Permit number, or Board of Appeals case number and conditions. Provide documentation of all approvals. Embed a copy of approved conditions in the plan set.

37 ___ Show Administration variance approvals. Embed a copy of approved conditions in the plan set.

38 ___ Show floor area of building with breakdown for each type of use for non-residential development.

39 ___ Show number of bedrooms and floor area of each type of unit for attached housing.

40 ___ Show number of stories in building and building height.

41 ___ Show building setbacks and separations.

42 ___ Corner lots shall have an extra width of not less than fifteen feet (15') more than the required for interior lots for the zoning district within which they are located.

43 ___ Relocate _____ out of buffer/right-of-way.

44 ___ Show _____ foot transitional buffer area and six- foot (6') high screening fence along _____

45 ___ Transitional buffer encroachment requires Planning and Sustainability Department Director's approval, See Section 27-285.

46 ___ Provide landscape plan for areas of transitional buffer area encroachment/revegetation.

47 ___ Airport Manager approval required.

48 ___ Overlay District Approval required _____

49 ___ Other _____

50 ___ Provide all relevant details on the plans.

PARKING:

- 51 ___ Show total parking provided and parking required.
- 52 ___ Parking shown is inadequate. _____ Spaces are required.
- 53 ___ Show parking spaces with typical dimensions.
- 54 ___ Show handicap parking and access ramps.
- 55 ___ Vertical handicap sign required at handicap parking space(s).
- 56 ___ Handicap parking and access plan shown does not comply with State law.
- 57 ___ Show handicap ramps at all sidewalk crossings.
- 58 ___ Parking lot must be paved.
- 59 ___ Show traffic flow in parking lot and street.
- 60 ___ Relocate parking out of right-of-way and/or required front yard.
- 61 ___ Show striped pedestrian cross-walk(s).

UTILITIES:

- 62 ___ Sanitary sewer is not available. Dry sewer installation required.
- 63 ___ Show septic tank and drain field location.
- 64 ___ Sanitary sewer is available.
- 65 ___ Show size and location of sanitary sewer main: _____
- 66 ___ Treatment Plant: (circle one):

Snapfinger	Pole Bridge	Clayton	Big Creek
John's Creek	Marsh Creek	Entrenchment Creek	Jackson Creek
Brookstone-Henry County.			
- 67 ___ Sewer tap fee is: processed with the building permit..
- 68 ___ For sewer impact fee contact 404) 371-4915.

69 ___ Additional information is needed to compute sewer tap fee.

UTILITIES (con't):

70 ___ Show sanitary sewer connections to building(s).

71 ___ Sanitary sewer is located as shown.

72 ___ There is no record of sanitary sewer(s) shown.

73 ___ Sanitary sewer is in planning stages.

74 ___ Show minimum fifteen- foot (15') sanitary sewer easement for all County maintained lines not within County Right-of-way.

75 ___ Submit six (4) copies of Sanitary Sewer plan and profile to Development review section for approval by Water and Sewer department.

76 ___ Sewer laterals outside of building require separate plumbing permit.

77 ___ Sanitary sewer plans need clarification or are inadequate, or require design revision.

78 ___ Show sanitary sewer/water main crossings on storm drain profiles.

79 ___ Show storm drain/water main crossings on sanitary sewer profiles.

80 ___ "As-built" water/sewer plans required prior to issuance of Certificate of occupancy, or recording of final subdivision plat.

81 ___ Water is available.

82 ___ Show size and location of water main(s) located at:

83 ___ Water and Sewer department requires that a backflow preventer device be installed (if currently existing) on each domestic or fire service line, and any other type water service connection.

84 ___ Show water line connections to building(s).

85 ___ Water meter(s) must be located within the Right-of-way.

86 ___ A _____ inch water meter cost \$ _____ installed.

87 ___ Water mains are located as shown on plans.

88 ___ There is no record of water main(s) shown. Submit design of water system.

- 89 ___ Show minimum fifteen (15) foot water main easement for all County maintained lines not within Right-of-Way.
- 90 ___ Water plans need clarification or are inadequate or require design revision.

UTILITIES (con't):

- 91 ___ Water and Sewer department approval required prior to issuance of Development permit.
- 92 ___ Water & Sewer department approval of private water main system required.
- 93 ___ Show closest existing fire hydrant.
- 94 ___ See Fire Marshal's comments on redlined plans or attached comments.
 Site Approved: _____ Disapproved: _____
 Fire Line Approved: _____ Disapproved: _____
- 95 ___ Note on the plan: No pressure reducing valves are to be installed on fire lines. All fire lines are to be inspected by DeKalb Fire service prior to covering. Call 404-294-2348 for inspections.
- 96 ___ Show new Fire hydrant(s) and 8" fireline(s).
- 97 ___ Provide a letter from the owner requesting relocation of fire hydrant(s). Owner must pay actual costs of relocation.
- 98 ___ Submit the following to Development review section for fireline approval and fee determination:
- 99 ___ Four (4) copies of site plan showing fireline approval and fee determination.
- 100 ___ Show name, address and phone number of developer/owner and location of contact person.
- 101 ___ Indicate who will pay fee for installation of fireline.
- 102 ___ Existing water main to be located back of curb of proposed widening.
- 103 ___ Note on plan: Boring of road(s) required for water and/or sewer connection.
- 104 ___ Casing required for boring.
- 105 ___ Note on plan: Notify water and sewer inspector at 770-621-7212 prior to start of construction.
- 106 ___ Georgia D.O.T. or DeKalb Transportation utility permit required.
 - o Contact Utility Coordinator at (770) 792-5222 for transportation information.
 - o Contact (770) 621-7256 for state numbered highway utility permit information.
- 107 ___ State Road Number: _____
- 108 ___ Obtain written approval from: _____ to locate _____ in easement.

109 ___ Note on plan: Cable TV lines cannot be installed within private street developments unless the cost is borne by the individual property owners.

UTILITIES (con't):

110 ___ Note on plan and provide a letter from the owner stating that the owner will be responsible for any repair or replacement of any improvements within the sanitary sewer/water/drainage easement(s) due to maintenance of sewer/water/storm drain of DeKalb County.

111 ___ Preliminary approval from the Environmental Health Department (404-508-7900) is required prior to issuance of a development permit or building permit. Contact the number above for Personal Care Homes and Septic Tanks.

112 ___ Note on plan: Contact AT &T before starting construction.

113 ___ Other: _____

GRADING AND DRAINAGE:

114 ___ Drainage plans need clarification or are inadequate.

115 ___ Hydrologic study required.

116 ___ Storm water quality management control (code Sec. 14-42) required.

117 ___ Person who prepared hydrologic study must seal plans/study.

118 ___ Hydrologic study needs clarification or is inadequate.

119 ___ Provide storm water certificate on the plans and in the stormwater/hydrology report.

120 ___ Provide flood plain certificate on the plans and in the stormwater/hydrology report.

121 ___ Provide retaining wall certificate on the plans.

122 ___ Show details of retaining wall and factors of safety for: sliding, bearing, overturning assumptions, design loads, passive earth pressure, active earth pressure, backfill materials description.

123 ___ Show retaining wall safety restraint systems and detail design.

124 ___ Guardrails required along: _____ Provide detail design.

125 ___ Show location of detention facilities on preliminary plat.

- 126 __ Show limits of detention, volume and 100-year ponding elevation on plans.
- 127 __ Provide/show the stormwater system inspection, and operation and maintenance plans.

GRADING AND DRAINAGE (con't):

Note on Plans – (N.O.P.)

- 128 __ Provide a recorded Stormwater Detention Facility Inspection and Maintenance Agreement.
- 129 __ Show and label all existing drainage structures.
- 130 __ Where tie-ins to existing structures are proposed, please field verify suitability.
- 131 __ Where detention is not required per code, please so indicate with explanation on the grading plan.
- 132 __ Show detail of detention facility outlet on plans. Provide trash rack.
- 133 __ Show skimmer plate design on outlet control structure. Provide detail design.
- 134 __ Show raised lid with ring and cover on outlet control structure and all water quality structures. All lids to be bolt down design. Show details on plans.
- 135 __ Show four (4') foot high fence around detention pond, if required.
- 136 __ Show proper drainage and access easement for all drainage structures.
- 137 __ Provide executed easement agreement(s) for: _____
- 138 __ Provide storm drain calculations and profiles. Show 100- year HGL o storm profiles.
- 139 __ Provide pipe chart and gutter spread.
- 140 __ Provide “as-builts’ of the storm pipe system, including location, size and invert elevations of piped segments of the storm drainage system.
- 141 __ Storm drain system must be designed to convey 100-year storm runoff to detention facility.
- 142 __ Storm drain system must be designed to convey the 100- year storm. Longitudinal pipes on public streets may be sized for 25-year storm. Maximum gutter spread at catch basins is 8’ (eight feet) on a 10-year storm.
- 143 __ Note on plan: All corrugated metal pipes to be fully asphalt coated with paved inverts or aluminum coated Type II.
- 144 __ Note on plan: All catch basins are to be flush mounted per STD. 402 and 403 (alternative plan). Show one foot lid offset in cul-de-sacs and streets with header curb .

145 ___ Note on plan: Detention facilities and erosion control measures are to be accomplished prior to any other construction on the site and maintained until permanent ground cover is established.

Note on plan: Length of rip-rap area shall be six times the diameter of the storm drain.

Pipe Size	Rip-Rap size	Drainage easement width
Over 72"	150-LB.	25 feet
54"-66"	100-LB.	25 feet
48"-42"	50-LB.	20 feet
36"-30"	40-LB.	36"-20 feet, 30"-15 feet
24"-18"	20-LB.	15 feet

Multiple pipe widths plus 10'

Additional sizes as follows: Class 1 D.O.T Standard 250-LB armor type 2,000 LB. Or per appendix C of Manual for Erosion and Sediment control in Georgia.

- 146 ___ Note on plan: Compaction of all fill material between the front and rear building lines to be 95% standard proctor must be certified by Georgia Registered Professional Soils Engineer prior to the installation of curb. This certification will be submitted to the Chief of Development inspections. Lots with 2' of fill or greater, as delineated on the construction plans, will require a compaction certifications prior to issuance of building permits. The Engineer will also provide a letter listing those lots that require compaction certification. Those lots that require compaction certification will be indicated on the final recorded plat.
- 147 ___ Storm drain under building not acceptable.
- 148 ___ Show I.R.F contour, spot elevation and source. Show 5' D.E along I.R.F.
- 149 ___ Show on plan whether F.E.M.A or County benchmark used to establish I.R.F. Also identify location of benchmark.
- 150 ___ Provide compensatory grading plan for work within I.R.F.
- 151 ___ Discharge pipe from Detention/Water Quality pond must release a minimum of 25' from property line.
- 152 ___ Discharge pipe from any structure not to exceed 2% from said structure to headwall.
- 153 ___ All storm drain pipes or culverts carrying stormwater from the street and the adjacent property between or through lots shall be extended to at least thirty (30) feet behind the rear of the house.
- 154 ___ Relocate: _____ out of I.R.F.
- 155 ___ State that non-erosive flows will be provided for leaving the site.
- 156 ___ State discharge flow volume and velocity leaving the site.
- 157 ___ Contact U.S. Army Corps of Engineers regarding wetland permit determination. Provide copy of Nationwide or Individual Permit application.
- 158 ___ Obtain water impoundment permit from Health Department for lake construction.
- 159 ___ Obtain written approval from GA. D.N.R. for this plan for dam construction.

GRADING AND DRAINAGE (con't):

- 160 ___ Show location of any existing inert waste bury pits on construction plans. New bury pits are permitted only in M-2 (Industrial) district as defined in Chapter 27, and by a permit issued by the Georgia Department of Natural Resources, Environmental Protection Division (Code Section 14-37 (b)(6).
- 161 ___ Provide verification of notification of all property owners affected by off-site work.
- 162 ___ Other: _____

EROSION AND SEDIMENT CONTROL:

- 163 ___ Erosion and Sediment control plans must be approved by GA. Soil and Water Conservation District prior
- 164 ___ To issuance of development permit: 0 (over 25 acres), 0 (within 25' of blue line on County G.I.S.)
- 165 ___ Show 75' horizontal buffer zone on all State water or encroachment variance from GA E.P.D (closet 25') or DeKalb County (Furthest 50') or certify there are no State waters on the site.
- 166 ___ Variance form GA. E.P.D required for encroachment in 25' State waters buffer zone.
- 167 ___ Show double row Type 'C' silt fence between land disturbing activity and State waters, wetlands and/or I.R.F.
- 168 ___ Show name and phone number of 24-hour local emergency contact on erosion and sediment control plan.
- 169 ___ Show total tract size in acres. Show total disturbed area in acres. All residential subdivisions to consider proposed land disturbance for building lot areas. Provide calculations for required NPDES fee. Fees are \$40.00 per disturbed acre paid to Dekalb County and \$40.00 per disturbed acre paid to EPD.
- 170 ___ File notice of intent and notice of termination with GA. E.P.D. and DeKalb County, if land disturbance is one acre or more or within 200 feet of state waters. Submission must be 14 days prior to start of land disturbance activities.
- 171 ___ Show soil series on the grading plan and erosion control plan.
- 172 ___ Show existing and proposed contours.
- 173 ___ Show adjacent area, such as streams, lakes, drainage ditches, residential areas, etc, which might be affected.
- 174 ___ Show vegetative plan for all temporary and permanent vegetative practices, including species, planting dates, seeding, fertilizer, and mulching rates.
- 175 ___ Provide retrofit sediment control structure at detention/sediment basin outlet to one-half the height of the outlet control structure with a filter blanket of 3"-4" stone.

EROSION AND SEDIMENT CONTROL (cont'd.)

- 176 ___ Show location and detail of erosion and sediment control practices, using uniform coding symbols from the Manual for Erosion and Sediment Control in Georgia, chapter 6. Practices may include, but not be limited to:
- Construction exit.
 - Sediment Barrier per DeKalb STD. 900.
 - Retrofitting.
 - Temporary sediment basin and calculations.
 - Storm drain inlet sediment traps.
 - Storm drain outlet protection.
 - Channel stabilization and vegetation.
 - Check dams.
 - Rock filter dams.
 - Down drains.
 - Temporary creek crossings.
 - Other:
- 177 ___ Show Activity Schedule with anticipated starting and completion dates for project, and detailed sequence of events for all activities, including but not limited to:
- 178 ___ Installation of sediment control measures.
- 179 ___ Installation of temporary sediment basins.
- 180 ___ Installation of Detention facility.
- 181 ___ Clearing, grubbing and grading operations.
- 182 ___ Grassing-including mulching, temporary and permanent vegetation.
- 183 ___ Maintenance of erosion and sediment control measures.
- 184 ___ Final landscaping, grassing, cleaning of storm drains, etc.
- 185 ___ Show location of topsoil stockpile on plan.
- 186 ___ Provide a typical lot erosion, sedimentation and pollutant control plans and separate plans for any lot that may not fit the typical.
- 187 ___ Provide a narrative for location, method of containment and disposal procedures for concrete truck or mixer wash out.
- 188 ___ Provide a narrative for storage location, method of containment and emergency procedures in the event of a spill or reportable quantity of petroleum products.
- 189 ___ Provide a narrative for paint and/or other chemicals with respect to storage, clean-up and disposal.
- 190 ___ Delineate all State waters on or within 200 feet of the site.

Note on the plan:

- 191 ___ Erosion control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source.
- 192 ___ Sediment and erosion measures and practices to be inspected daily.
- 193 ___ All disturbed areas to be grassed as soon as construction phases permit.
- 194 ___ The escape of sediment from the site shall be prevented by the installation of erosion control measures and practices prior to, or concurrent with land disturbing activities.
- 195 ___ Cut and fill slopes shall not exceed 3H:1V on residential projects and lots, and lots shall not exceed 2H:1V on all other projects.
- 196 ___ Weekly erosion and sediment control reports shall be submitted to the development department starting with the issuance of the development permit and ending when project is released by the inspector.

Notes:

- 197 ___ “I certify that the permittee’s erosion, sedimentation and pollution control plan provides for an appropriate and comprehensive system of best management practices required by the Georgia Water Quality Control Act and the document ‘manual for Erosion and Sediment control in Georgia’, published by the State Soil and Water Conservation Commission as Of January 1 of the year in which the land disturbing activity was permitted, provides for the sampling of the receiving water(s) or the sampling of the storm water outfalls and the designed system of Best Management Practices and sampling methods is expected to meet the requirements contained in the General NPDES Permit NO. Gar 10000_.”
- 198 ___ “I certify under penalty of law that this plan was prepared after a site visit to the locations described herein by myself or my authorized agent, under my direct supervision.”
- 199 ___ Inspections by a qualified personnel provided by the primary permittee and the associated records shall be kept on site in compliance with Gar. 10000_ (1,2 or 3).
- 200 ___ The Notice of Intent and Notice of Termination shall be filed with EPD and Dekalb County, if applicable.
- 201 ___ Other: _____

ROAD IMPROVEMENTS:

- 202 ___ 18” curb and gutter
- 203 ___ 5’ planting strip

204 __ Note on the preliminary plat/plan if sidewalks are proposed.

ROAD IMPROVEMENTS (con't):

205 __ Install five- (5') foot wide or other (6ft., 10ft., 15ft.) sidewalk along: _____ . Show details per County standards and coordinate water meter locations with Water & Sewer department.

206 __ Show proposed Right-of Way, dimensioned from centerline:

207 __ _____ feet from C.L. of: _____

208 __ _____ feet from C.L. of: _____

209 __ Consult the DeKalb County Thoroughfare Plan and determine the required right-of-way.

210 __ Show existing Right-of-Way, dimensioned from centerline and total width.

211 __ Show the proposed right-of-way required and the right-of-way area to be dedicated.

212 __ Execute and return attached Right-of-Way deeds to development Review section.

213 __ Execute and return road improvement maintenance bond agreement.

214 __ Show widening of _____ feet from centerline to face of curb on: _____
for a distance of _____

215 __ Show widening of: _____ feet from centerline to face of curb on: _____
for a distance of: _____

216 __ Show _____ foot deceleration lane with 50-foot taper.

217 __ Show taper from face of new curb to existing pavement. Taper to extend 50-feet beyond property line.

218 __ Show details of widening per Std. 705 and header curb per Std. 501 on plan.

219 __ Show existing elevation of centerline, right and left gutter or edge of pavement and elevation of proposed gutter line where road widening is proposed.

220 __ Show width of existing pavement, dimensioned from centerline and total width of all adjoining streets.

221 __ Show the line of sight at the road way.

222 __ Show the posted speed limit.

223 __ Note on plan: Necessary barricades, sufficient lights, signs and other traffic control methods as may be necessary for the protection and safety of the public shall be provided and maintained throughout the widening of and construction on DeKalb County roads.

224 ___ Show Right-of-Way and paving widths on all new streets.

ROAD IMPROVEMENTS (con't):

225 ___ Show curb radii at all street intersections and entrances.

226 ___ Show: _____ foot wide entrance for two-way traffic per Dekalb County Std. 706. Show detail on plan.

227 ___ Show 18-foot wide entrance for one-way traffic per Dekalb County Std. 706. Show detail on plan.

228 ___ Close/omit driveway entrance(s) shown at: _____.

229 ___ Show cud-de-sac details, including spot elevations, on construction drawings.

230 ___ Show temporary cul-de-sac at end of: _____.

231 ___ Omit island at: _____

232 ___ Note on plan that Georgia D.O.T permit/review is required on: _____

233 ___ Show all Georgia D.O.T standard details on plan where applicable.

Other: _____

VEGETATION PROTECTION AND REPLACEMENT:

234 ___ Provide calculations for preservation (significant tree) requirement.

235 ___ Project must comply with landscaping requirements for parking lots (sect. 27-753.)

236 ___ Tree protection and replacement plan is inadequate or needs clarification.

237 ___ Provide a separate tree protection and replacement plan.

238 ___ Provide calculations for unit density and replacement requirements.

239 ___ Show recompense for specimen trees removed, if applicable.

240 ___ Provide off-site planting calculation.

241 ___ Board of Zoning Appeals approval required for removal of specimen tree(s).

242 ___ Provide a tree survey showing location, size, and species of all specimen trees, all trees 18" (eighteen inch) DBH or larger and critical root zones.

243 __ Show location, size and species of all existing trees to be saved to meet requirements and all replacement trees that are needed to meet requirements.

VEGETATION PROTECTION AND REPLACEMENT (cont'd.)

244 __ Show that replacement trees are at least 50% overstory trees with no more than 25% of any single species and no more than 25% of evergreen species.

245 __ Show limits of land disturbance, clearing, and staging areas for debris burning and construction materials.

246 __ Show all utilities, easements, buffers, building setbacks, right-of-way, and designated save areas.

247 __ Show location of tree protection measures and procedures for the implementation, installation and maintenance.

248 __ Provide details of tree protection fencing.

249 __ Provide detention pond landscaping .(Sect. 14-40 (b)(10).

250 __ Note on the plan:

251 __ All tree protection fencing to be inspected daily and replaced or repaired as needed.

252 __ All tree protection devices are to be installed prior to start of land disturbance and maintained until final landscaping is installed.

253 __ No parking, storage or other construction site activities are to occur within tree protection areas.

254 __ All required vegetation must be maintained for two growing seasons after the date of final inspection.

255 __ All tree protection areas to be protected from sedimentation.

256 __ Other: _____

VARIANCES, SPECIAL EXCEPTIONS, SPECIAL LAND USE PERMITS, ETC:

257 __ Building(s) not far enough from:

258 __ Right-of- Way: _____ feet required.

259 __ Side property line: _____ feet required.

260 __ Rear property line: _____ feet required.

261 __ Parking located within required front yard. Contact our Planning Dept. regarding variance process at (404) 371-2155.

262 __ Building within transitional buffer area. Contact our Planning Department at 404-371-2155..

263 __ Parking within transitional buffer.

VARIANCES, SPECIAL EXCEPTIONS, SPECIAL LAND USE PERMITS, ETC.(con't)

264 __ Entrance too close to property. 20-foot setback required.

265 __ Entrance too close to another entrance. 40-foot separation required.

266 __ Entrance too close to intersection. 50-foot setback required.

267 __ Lot width too narrow.

268 __ Lot area too small.

269 __ Administrative variance required. Contact our Planning Department at 404-371-2155.

270 __ Zoning Board of Appeals approval required. Contact our Planning Department at 404-371-2155.

271 __ Special Exception Permit required from Board of Appeals. Contact our Planning Department at 404-371-2155.

272 __ Alteration of zoning conditions required. Contact Planning Department.

273 __ Special Land Use Permit required (S.L.U.P). Contact Planning Department.

274 __ Special Administrative Permit required. Contact Planning Department.

275 __ Other: _____

REVIEWED BY: _____

ENGINEER'S CERTIFICATION STATEMENT:

With my initials at the line above and my seal and signature below, I _____

A professional Engineer, Architect or Landscape Architect licensed in the State of Georgia, hereby certify that I have personally reviewed the attached submittal plans for a land disturbance permit. In my opinion these submittal plans meet all applicable regulations and ordinances of DeKalb County. DeKalb County and other affected parties may rely on this certification.

Signed: _____ Georgia Registration# _____

330 West Ponce de Leon Avenue – Suites 100-500 – Decatur, Georgia – 30030
[voice] 404.371.2155 – [Planning Fax] (404) 371-4556 [Development Fax] (404) 371-3007
Web Address <http://www.dekalbcountyga.gov/planning>
Email Address: planninganddevelopment@dekalbcountyga.gov