

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

CONSERVATION SKETCH PLAT REVIEW CHECKLIST

Date: _____

PROJECT
NAME _____

FILE NO. _____ ZONING DISTRICT _____ MAP REFERENCE _____

CODE SECTION

14-87: Conference with Planning Director

14-89: Required Information:

- ___ (1) Boundary lines.
- ___ (2) Streets on or adjacent to tract.
- ___ (3) Contour data.
- ___ (4) Tree survey.
- ___ (5) Historic resources.
- ___ (6) Natural features.
- ___ (7) Soils.
- ___ (8) Geographical data.
- ___ (9) Prior subdivisions.
- ___ (10) Zoning district.
- ___ (11) Permits.
- ___ (12) Variances.
- ___ (13) Septic tanks.
- ___ (14) Sewers.
- ___ (15) Sewer easements.
- ___ (16) Water mains.

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___(17) Water main easements.

___(18) IRF.

___(19) Wetlands.

___(20) Receiving waters.

___(21) Certificate of conformity.

___(22) Bury pits.

___(23) Seal.

14-90: Proposed Physical Layout:

___ (1) Title.

___ (2) Street names.

___ (3) Rights-of-way

___ (4) Sidewalks.

___ (5) Lots.

___ (6) Dedications.

___ (7) Yards.

___ (8) Zoning conditions.

___ (9) Corner lots.

___(10) Transitional buffers.

___(11) BMPs.

___(12) IRF

___(13) Covenants.

___(14) Sewer easements

___(15) Water main easements.

___(16) Fire Hydrants

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___(17) Fencing

___(18) Electrical service.

14-91: Additional Information:

___(1) Owner consent.

___(2) Taxes.

___(3) Location.

___(4) Vicinity map.

___(5) Owners names and zoning of adjacent properties.

___(6) Engineer.

___ **14-92: Scale.**

14- (This section for Planning Department Use

___ (1) Water supply.

___ (2) Adequacy of sewer.

___ (3) Stormwater management.

___ (4) Flood Plains, watercourses, wetlands, woodlands.

___ (5) Non-conforming lots.

___ (6) Abutting state highway.

___ (7) Meets all code requirements.

___ (8) Certificate of Appropriateness.

___ (9) Municipal / County boundaries.

___(10) All requirements of Sections 14-89 & 14-90 have

___ **14-96 (10) (c): Add wording:**

This sketch plat has been submitted to and approved by the Planning

Commission of DeKalb County, on this _____ day of _____.

By: _____ (By Dir.)

Planning Commission Chairman

DeKalb County, Georgia

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14-166: Adequate Public Facilities:

- (1) Comprehensive Plan Consistency.
- (2) Water.
- (3) Wastewater.
- (4) Stormwater Management.
- (5) Roads.
- (6) Extension policies.

14-167: Conservation of Natural Resources:

- (a) (1) Wetlands.
- (a) (2) Intermediate regional floodplain.
- (b) (1) Avoid adversely affecting watercourses, ground water, and aquifer recharge.
- (b) (2) Minimize cut and fill.
- (b) (3) Minimize impervious cover and the environmental impacts of roads and access points.
- (b) (4) Minimize flooding.
- (b) (5) Minimize adverse effects of noise, odor, traffic, drainage, and utilities on neighboring properties.
- (c) (1) Areas set aside.
- (c) (2) Compliance with subsection (b).
- (c) (3) Proposed subdivision not in the best interest of the public health, safety, and general welfare of the county.
- 14-181 (b):** Street arrangements, character, extent, width, grade and location.
- 14-182:** Arrangement where not shown on thoroughfare plan.
- 14-183:** Minor street / Minor arterial.
- 14-184:** Thoroughfare plan.

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- ___ **14-185:** Subdivisions bordering on or containing arterial streets, railroad right-of-way, or limited access highway right-of-way.
- ___ **14-186:** Reserve strips.
- ___ **14-187:** Street intersection spacing.
- ___ **14-188:** Intersections – right angle.
- ___ **14-189:** Property line to be curved or mitered.
- ___ **14-190:** Street classification and right-of-way width.
- ___ **14-191:** Improvements, right-of-way dedication.
- ___ **14-191 (e):** Board of Commissioners waiver of right-of-way, road improvements.
- ___ **14-192:** Half streets.
- 14-193:** Temporary dead-end streets.
 - 14-194:** Permanent dead-end street; cul-de-sac required.
 - ___ (a) Cul-de-sac required.
 - ___ (b) Minimum radius; provide a landscaped island.
- ___ **14-195:** Alleys.
- ___ **14-196:** Street grades.
- ___ **14-197:** Minimal horizontal curve radius.
- ___ **14-198:** Minimum sight distance.
- ___ **14-199:** Design of intersections.
- ___ **14-200:** Access management.
- ___ **14-200 (e):** Number of access points.

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- ___ **14-200 (j):** Deceleration
- ___ **14-201:** Planting Strips
- ___ **14-217:** Permission for easement dedication required.
- ___ **14-218:** Floodplain easements – on-site.
- ___ **14-219:** Drainage easements – off-site.
- ___ **14-220:** Pedestrian and bicycle easements and paths.
- ___ **14-236:** Length, width, and shape of blocks.
- ___ **14-237:** Desirable maximum and minimum block length.
- ___ **14-238:** Mid-block easements and pedestrian paths.
- ___ **14-256:** Lot compliance with zoning ordinance.
- ___ **14-257:** Corner lots.
- ___ **14-258:** Frontage.
- ___ **14-259:** Through lots and reverse frontage lots prohibited.
- ___ **14-260:** Side lot lines
- ___ **14-275:** Open space required; purposes.
- ___ **14-276:** Restrictions on open space.
- ___ **14-277:** Dedication of parks, open space, recreation areas, and conservation easements.
- ___ **14-286:** Reservation of sites for civic use.
- ___ **14-351(e):** Dry sewer waiver.
- ___ **14-356:** Comments, recommendations to be marked on preliminary plat.

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- ___ **14-379(d)**: Contour intervals.
- ___ **14-383**: Sidewalks and bicycle lanes.
- ___ **14-384**: Parking on public right-of-way.
- ___ **14-385**: Underground utilities.
- ___ **14-386**: Street lights.
- ___ **14-396**: Septic tank data.
- ___ **14-397**: Contour intervals.
- ___ **14-398**: Soil analysis.
- ___ **14-399**: Analysis.
- ___ **14-404**: Board of Health recommendations.
- ___ **14-405**: Impoundment permit.

ZONING CODE

- ___ **27-31** – Definitions. Refer to _____.
- ___ **27-**_____ Zoning District_____ Principle uses and structures, accessory uses, buildings and structures, special permits, lot width, lot area, setbacks, building spacing, transitional buffer zone, building height, floor area, lot coverage, off-street parking requirement, landscape requirement, parking lot landscape requirement.
- ___ **27-**_____,_____ Overlay district. District boundaries. applicability of regulations, use restrictions, hazard marking / lighting, principle use / structures, accessory use / structures, lot coverage, clearing and grading of lot, height limitation, tree removal / replacement, protection of steep slopes, driveway, conservation easement, lighting, density bonus.
- ___ **27-753**: Landscape requirements for parking lots.
- ___ **27-756**: Lots.
- ___ **27-757**: Lots, corner.
- ___ **27-758**: Lots served by septic tanks

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___ **27-759:** Lots with well and septic tank.

___ **27-763:** Open space.

___ **27-772:** Regional impact.

___ **27-776:** Site plan preparation.

___ **27-783:** Traffic and street improvements.

___ **27-785:** Transitional buffer zone.

___ **27-788:** Yard requirements.

27-793.2: Eligible Property

___ **(a):** Zoning Classification.

___ **(b):** Minimum size of tract.

___ **(c):** Public sanitary sewer.

___ **27-793.3:** Applications.

GREENSPACE ORDINANCE:

27-793.5: Lot Width; Lot Area; Setbacks.

___ **(a):** Agreement to allot greenspace.

___ **(b)(1):** Lot width.

___ **(b)(2):** Minimum lot area.

___ **(b)(3):** Minimum yard adjacent to public street.

___ **(b)(4):** Interior side yard setbacks.

___ **(b)(5):** Rear Yard.

___ **27-793.6:** Minimum Exterior Requirements.

27-793.7: Development Standards and Permitted Uses.

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___ **(a)(2)**: Permitted uses.

___ **(a)(3)**: Compliance with Tree Protection Ordinance.

___ **(b)**: Greenspace uses.

___ **(c)**: Encourage greenspace features.

27-793.8: Calculation and Design of Greenspace.

___ **(a)(1)**: Minimum 20 % area.

___ **(a)(2)**: Minimum two (2) acres.

___ **(a)(3)**: Minimum 50% must be contiguous with minimum fifty (50) foot width.

___ **(a)(4)**: Village Greens / Trails.

___ **(a)(5)**: Greenspace calculation.

___ **(a)(6)**: Impervious Surface in Greenspace.

___ **(a)(7)**: Maximum twenty (20) percent wetlands / rock outcroppings.

___ **(a)(8)**: Preservation of historic buildings.

___ **(a)(9)**: Maximum twenty (20) percent utility easement areas.

___ **(a)(10)**: Greenspace accessibility.

___ **(a)(11)**: Greenspace connectivity.

___ **(a)(12)**: Natural storm water management facilities.

___ **(a)(13)**: Grassed playing fields.

___ **(a)(14)**: Grading prohibited within certain greenspace.

___ **(a)(15)**: Minimal grading allowed.

___ **(a)(16)**: Construction accessibility.

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___ **(a)(17):** Grading should not damage tree roots.

27-793.9: Ownership, Control, and Maintenance of Required Greenspace.

___ **(a):** Program for unified control.

___ **(b):** Maintenance and protection of land held in common.

___ **Sec. 1139 (b):** Show name and address of a person to whom notice of a public meeting on the proposed sketch plat may be sent.

ADDITIONAL REQUIRED PLAT REVIEW ITEMS

___ Show developer's name, address, and phone number.

___ Show number of lots / units in development.

___ Who will provide water service?

___ Who will provide sewer service?

___ Add note: A 75' tributary buffer will be maintained on all state waters that are not approved for a buffer encroachment variance by DeKalb County or GA. E.P.D.

___ Add note: Sketch plat approval does not constitute approval of the storm drainage or sanitary sewer systems. No construction shall begin until construction plans are approved and a development permit is obtained.

___ Add note: The owner of the property is responsible for compliance with the Corps of Engineers requirements regarding wetlands.

Reviewed by _____.