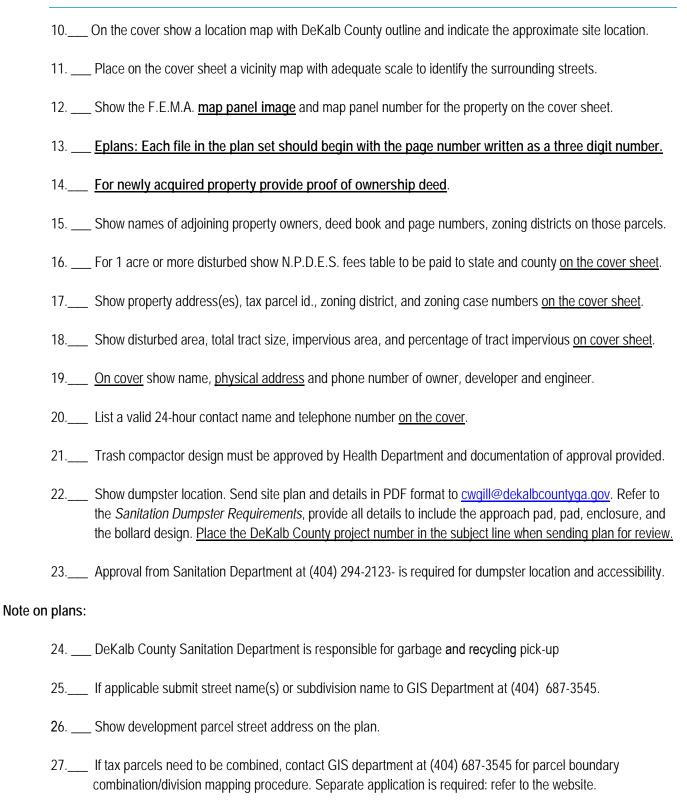


LAND DEVELOPMENT SITE PLAN REVIEW CHECKLIST

Project Name:	
File No:	Map Reference:
Location:	
Developer:	
Date Received:	
Project Summary/Scope of Wo	rk:
: Indicates item(s) to be ENERAL INFORMATION:	e addressed to resolution.
1 Place on cover "DeKalb C	ounty Development File#
2 See comments on redlined	d plans. "PLEASE RETURN REDLINED PLANS TO DEKALB COUNTY."
3 Provide current property m	netes and bounds survey. Provide surveyors acknowledgement sealed and signed.
	construction site plans (with road profiles and drainage plans as needed) for to the DeKalb Development Manual pages 24 to 28 for the number of plans sets.
5 A professional engineer, a seal, sign and date all she	architect or landscape architect currently registered in the State of Georgia must eets of the plans.
	e a maximum of twenty-four (24) inches in width and thirty-six (36) inches in length 2". All conditions, statements, and details must be complete and legible.
7 Property owner must rea	ad and sign indemnification agreement on development permit application.
8 Use clear, distinct, varied,	drawing line weights, and line types to reflect existing and proposed features.
9 Provide statement from ta	x commissioner certifying that all Ad Valorem taxes on the property have been paid







	28	Note on the plan: 72 hrs notice is required to Georgia 811 Utility Protection Center before any planned digging. http://www.georgia811.com
	29	Place on the plan: <u>DeKalb County is not responsible for any errors or omissions by engineers or other design professionals on design or County code requirements for this project.</u>
	30	DeKalb County Planning and Development information is available on-line at www.dekalbcountyga.gov .
	31	Provide complete legend(s).
	32	Reference horizontal and vertical control and source of the topographic data.
ZONING	G:	
		Approval of Preliminary subdivision plat by the Planning Commission is required. Preliminary plat approval expires if final plat is not submitted within twenty-four (24) months of date of preliminary plat approval.
		Insert in the plan set a copy of the approved sketch plat signed by County representative documenting the approval. On the site plan show proposed property courses, distances, and parcel areas meeting zoning.
		On the cover show zoning district, zoning case number. <u>Embed in the plan set</u> a copy of approved conditions documenting approval by the Board of Commissioners <u>showing all case specific plans and details</u> .
	36	<u>Show</u> special administration permit number, Special Land Use Permit number, or Board of Appeals case number <u>on the cover</u> . Embed County documentation of all approvals with conditions, approved details, and site specific approved proposed plan within the plan set.
	37	Show Administration variance approvals. Embed a copy of approved conditions in the plan set.
	38	Show the floor area of building with breakdown for each type of use for a non-residential development.
	39	Show the number of bedrooms and floor area of each type of unit for attached housing.
	40	Show the number of stories in building and building height.
	41	<u>Show</u> graphically all building setbacks, transition buffers, easements and separations <u>and label them</u> .
		Corner lots shall have an extra width of not less than fifteen feet (15') more than that required for interior lots for the zoning district within which they are located.
	43	Relocate out of the buffer or right-of-way.



44	how foot transitional buffer area and six-foot (6') high screening fence along
45	ransitional buffer encroachment requires Planning and Sustainability Departments approval, See napter 27 of the DeKalb County ordinance.
46	rovide a landscape plan for areas of transitional buffer area encroachment/re-vegetation.
47	irport Manager approval required.
48	verlay District Approval required
49	ther
50	rovide all details relevant to the scope of work to be permitted in the plans.
PARKI): :
51	how total minimum and maximum parking required and the number of parking stalls provided in a table.
52	arking shown is inadequate or excessive spaces are required.
53	how parking spaces with typical dimensions per DeKalb County standard.
54	how and label ADA parking and access ramps. Provide details.
55	ertical handicap sign required at handicap parking space(s). Indicate on the plan with labels or legend.
56	DA compliant parking and access plan shown does not comply with State Law.
57	how handicap ramps at all sidewalk crossings. Show sidewalk from the building to the street.
58	oads, parking lots, and drive aisles must be paved and labelled. Provide all pavement section detail(s).
59	now traffic flow in the parking lot and street. <u>Label streets public or private and comply with the design</u> <u>quirement</u> .
60	elocate parking out of the right-of-way and/or required front yard.
61	how striped pedestrian cross-walk(s).
UTILIT	S:



62	Sanitary sewer is not available.				
63	Show septic tank and drain field location on the plan: provide a copy of approval from the Health Department.				
64	If grease interceptor is proposed refer to the F.O.G. checklist for guidance and design accordingly.				
65	Show size and location of sanitary sewer main:				
66	_ Identify the Treatment Plant that supports this property: (circle one):				
	Snapfinger Pole Bridge Clayton Big Creek John's Creek Marsh Creek Entrenchment Creek Jackson Creek Brookstone-Henry County				
67	DeKalb requires backflow preventer device be installed for non-residential projects (if not currently existing).				
68	For sewer impact fee contact (404) 371-4915.				
69	Provide all applicable Department of Watershed Management details in the plan set.				
70	_ Show the sanitary sewer connections to the building(s).				
71	_ Show the water line connections to the building(s).				
72	_ There is no record of the sanitary sewer(s) shown.				
73	_ Sanitary sewer plans need clarification or are inadequate, or require design revision.				
74	Show minimum fifteen- foot (15') sanitary sewer easement for all County maintained lines not within County Right-of-Way.				
75	_ Submit three (3) copies of Water and/or Sanitary Sewer plan and profile to Development review section for approval by Department of Watershed Management.				
76	Note on the plan: Sewer laterals outside of building require separate plumbing permit.				
77	_ Show sanitary sewer/water main crossings on the storm drain profiles.				
78	_ Show storm drain/water main crossings on the sanitary sewer profiles.				
79	Note: "As-built" water/sewer plans required prior to issuance of Certificate of occupancy, or recording of final subdivision plat.				



80	Note on the plan: "Prior to construction of any utility facilities within the right-of-way of any county maintained roadway a permit must be obtained from the utility coordinator."
81	Note on the plan: "Prior to construction of water mains and sanitary sewer lines final design approval must be obtained from Department of Watershed Management."
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 not currently existing).
84	Show the water line connections to building(s).
85	Water meter(s) must be located within the Right-of-Way or an easement.
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.
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 the closest existing fire hydrant on the properties side of the street.
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	State the fireline(underground fire service main) pipe diameter and pipe material class.
97	Provide a letter from the owner requesting relocation of fire hydrant(s). Owner must pay actual costs of relocation.



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98	Submit the following for fireline approval and see fee chart on the website for additional fees due: a) Copies of site plan showing the proposed fireline and apurtenant features. b) Show name, address and phone number of developer/owner and location of contact person. c) Indicate who will pay fee for installation of fireline.			
99	The existing water main is to be re-located behind the back of the curb of proposed widening.			
100	Note on plan: Boring of road(s) required for water and/or sewer connection.			
101	Casing required for boring. State the casing diameter and material.			
102	2 Note on plan: Notify water and sewer inspector at 770-621-7212 prior to start of construction.			
103	103 Georgia D.O.T. or DeKalb Transportation utility permit required Contact Utility Coordinator at (770) 792-5222 for transportation information Contact (770) 621-7256 for state numbered highway utility permit information.			
104	State Road Number:			
105	Obtain written approval from: to locatein easement.			
106	Note on plan: Cable TV lines cannot be installed within private street developments unless the cost is borne by the individual property owners.			
107	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.			
108	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.			
109	Note on plan: Contact AT &T before starting construction. Call 811 for utility location at least three days before the start of the work.			
110	Other:			
GRAD	ING AND DRAINAGE:			
group,	In the stormwater report address Runoff Reduction Volume, Water Quality treatment, Channel Protection Volume, Overbank Flood Protection, Extreme Flood Protection, and Ten-percent Downstream Analysis. Discuss both existing and proposed drainage patterns, land use, land cover, land slopes, hydrologic soil segmented times of concentration, and the method for estimating storm water runoff (S.C.S. or DeKalb al with permission). Incorporate Green Infrastructure/Low Impact Development practices where practical.			

Describe the post construction stormwater system ownership and management plan. Refer to the Review Checklist

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	for Stormwater Management Plans, on the departments website, for more information.		
	Provide the rainfall values used. Use the <u>Annual Maximum time series</u> : NOAA ATLAS 14 POINT PRECIPITATION FREQUENCY ESTIMATES: http://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_cont.html?bkmrk=ga		
113	Storm water quality management control (code Sec. 14-42) is required.		
114	The person who prepared hydrologic study must seal plans/study. Professional engineer seal signature and date is required for stormwater routing.		
115	Hydrologic study, or stormwater letter is required or the drainage plans needs clarification.		
	Provide storm water and water quality certificates in the plans and in the stormwater/hydrology report.		
117	Provide flood plain certificate on the plans and in the stormwater/hydrology report.		
118	Provide retaining wall certificate on the plans.		
119	<u>Building permit application is required for retaining walls</u> : Showing details of retaining wall and both design and provided calculations of factors of safety for: sliding, bearing capacity, and overturning, any assumptions, design loads, passive earth pressure, active earth pressure, backfill materials description. <u>Show retaining wall safety restraint systems and detail design in the Land Development plan set.</u>		
120	Guardrails required along: Provide detail design.		
121	Guardrails required along: Provide detail design.		
121 122	Guardrails required along: Provide detail design. Recommend using minimum storm pipe cover of two (2) feet. The code minimum is one foot. Show the limits of detention, volume provided, top of dam, and 100-year ponding elevation on the site		
121 122	Guardrails required along: Provide detail design. Recommend using minimum storm pipe cover of two (2) feet. The code minimum is one foot. Show the limits of detention, volume provided, top of dam, and 100-year ponding elevation on the site plans. Minimum pipe slope is 0.5% or slope with flow of at least 2.5 fps. Provide the storm pipe bedding detail.		
121 122 123 Note on	Guardrails required along: Provide detail design. Recommend using minimum storm pipe cover of two (2) feet. The code minimum is one foot. Show the limits of detention, volume provided, top of dam, and 100-year ponding elevation on the site plans. Minimum pipe slope is 0.5% or slope with flow of at least 2.5 fps. Provide the storm pipe bedding detail.		
121 122 123 Note on 124	Guardrails required along: Provide detail design. Recommend using minimum storm pipe cover of two (2) feet. The code minimum is one foot. Show the limits of detention, volume provided, top of dam, and 100-year ponding elevation on the site plans. Minimum pipe slope is 0.5% or slope with flow of at least 2.5 fps. Provide the storm pipe bedding detail. Plans – Provide a recorded Stormwater Detention Facility Inspection and Maintenance Agreement which must		



Over 72"

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127	Where detention is not required per code, please so indicate with explanation on the grading plan.		
128	Show detail of detention facility outlet on plans. Provide trash rack.		
129	Show skimmer plate design on outlet control structure. Provide detail design.		
130	Show raised lid with ring and cover on outlet control structure and all water quality structures. All lids to be bolt down design. Show the details on the plans.		
131	Show minimum four (4') foot high fence around the detention pond wit easement required inside the fence to service the pond, if water depth	3	
132	Show proper drainage and access easement for all drainage structure	S.	
133	Provide executed easement agreement(s) for:		
134	Provide storm drain calculations and profiles. Show 100-year HGL or	n the storm drain profiles.	
135	Provide pipe chart and gutter spread. Maximum gutter spread at storm. Recommend not exceeding half a travel lane.	curb is 8' (eight feet) on a 10-year	
136	Provide "as-builts' of the storm pipe system, including location, size segments of the storm drainage system.	, slope, and invert elevations of piped	
137	Storm drain system must be designed to convey 100-year storm runoff to detention facility.		
138	Storm drain system must be designed to convey the 100- year storm may be sized for 25-year storm.	n. Longitudinal pipes on public streets	
139	All corrugated metal pipes to be fully asphalt coated with paved inverte	s or aluminum coated Type II.	
140	_ All catch basins are to be flush mounted per STD. 402 and 403 (alter in cul-de-sacs and streets with header curb.	rnative plan). Show one foot lid offset	
141	Detention facilities and erosion control measures are to be accomplish construction on the site and maintained until permanent ground cover	,	
	of rip-rap area shall be six times the diameter of the storm drain.		
Pipe	Size Rip-Rap size	Drainage easement width	

25 feet

150-LB.

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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'

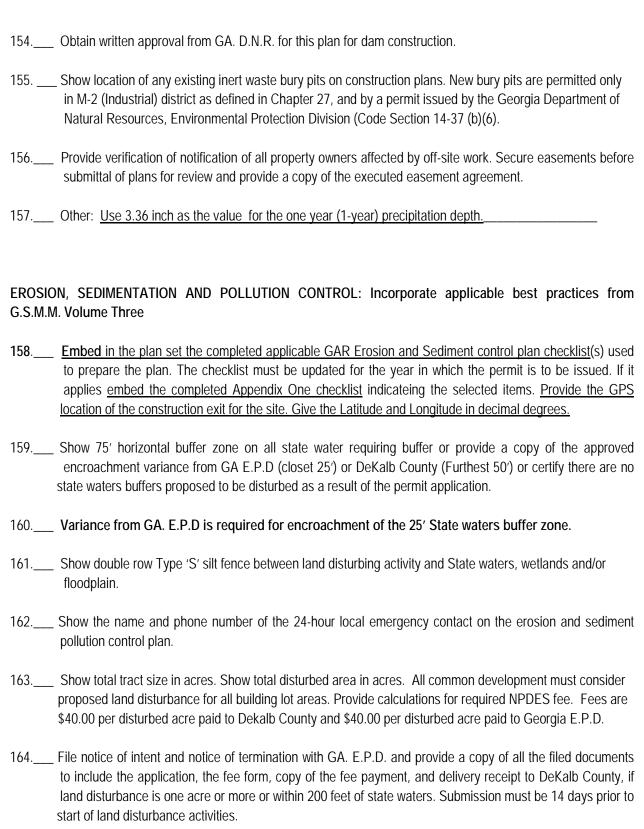
Additional sizes as follows: Class 1 D.O.T Standard 250-LB armor type 2,000 LB. Or per appendix C of Manual for Erosion and Sediment control in Georgia.

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. 142. Storm drain under building not acceptable. 143. Show I.R.F. (100-yr floodplain) contour, spot elevation and source. Show 5' D.E along I.R.F. (outside) 144. Show on plan whether FEMA or County benchmark used to establish I.R.F. Also identify location of benchmark. 145.____ Provide compensatory grading plan for work within the I.R.F./floodplain. 146. Discharge pipe from Detention/Water Quality pond must release a minimum of 25' from property line. 147. Discharge pipe from any structure not to exceed 2% from said structure to headwall. 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. 149. Relocate: out of I.R.F. 150.____ State that non-erosive flows will be provided for leaving the site. 151.____ State discharge flow volume and velocity leaving the site and provide adequate mitigation design against erosion damage. 152. Contact U.S. Army Corps of Engineers regarding wetland permit determination. Provide copy of Nationwide or Individual Permit application.

153.____ Obtain water impoundment permit from Health Department for lake construction.

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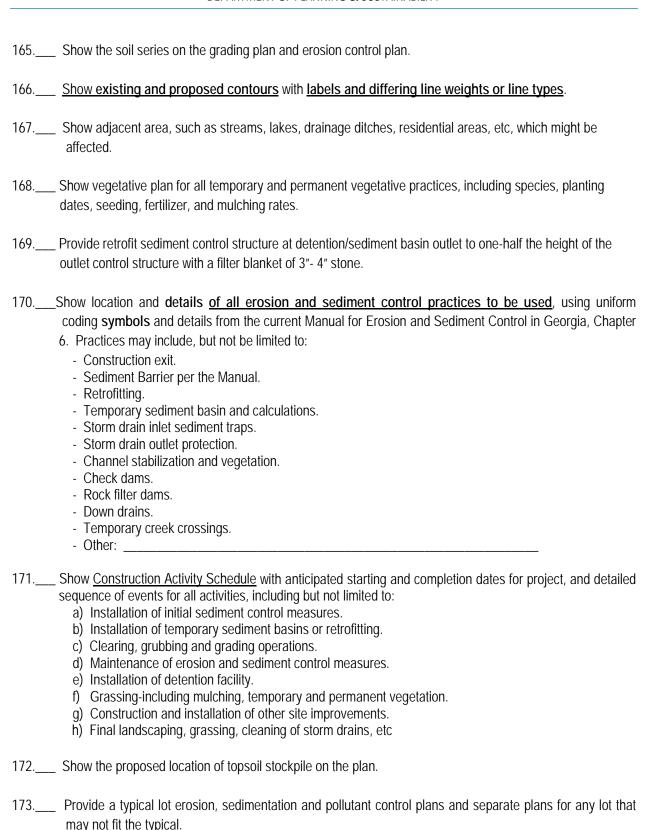
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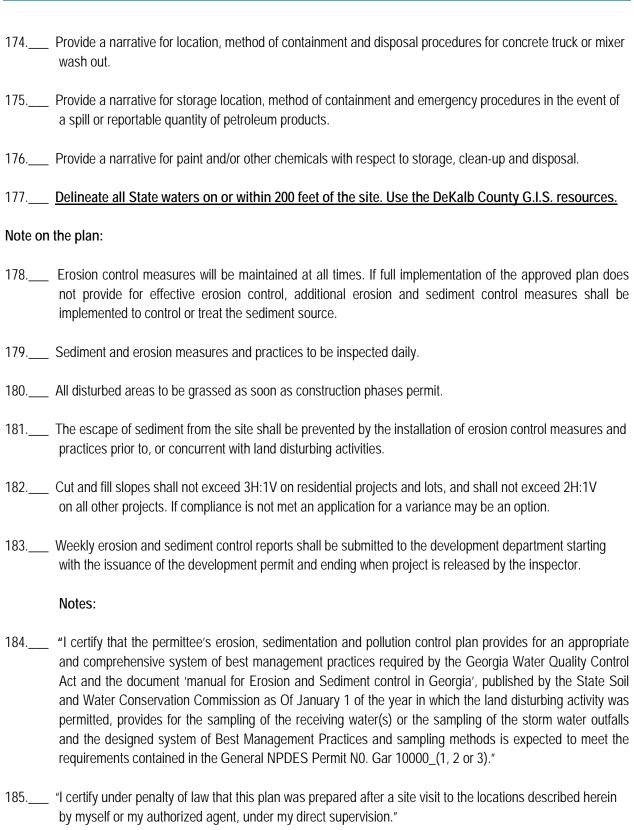


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186	Inspections by a qualified personnel provided by the primary permittee and the associated records shakept on site in compliance with Gar. 10000_ (1, 2 or 3).	all be
187	_ The Notice of Intent and Notice of Termination shall be filed with EPD and DeKalb County, if applicable	<u>)</u> .
188	Other:	
RO	AD IMPROVEMENTS:	
189	_ 18" curb and gutter. Provide the detail.	
190	_ 5' planting strip or other as required by code. Show on the plan with label.	
191	Note on the preliminary plat/plan if sidewalks are proposed.	
192	_ Install five- (5') foot wide or other (6ft., 10ft., 15ft.) sidewalk along: <u>S</u> <u>details per County standards</u> and coordinate water meter locations with Water & Sewer department.	<u>Show</u>
193	_ Show proposed Right-of Way, dimensioned from centerline:	
	feet from C.L. of:	_
	feet from C.L. of:	_
194	Consult the DeKalb County Thoroughfare Plan and determine the required right-of-way.	
195	_ Show existing Right-of-Way, dimensioned from centerline and total width.	
196	Show the proposed right-of-way required and the right-of-way area to be dedicated.	
197	Execute and return attached Right-of-Way deeds to development Review section.	
198	Execute and return road improvement maintenance bond agreement.	
199	_ Show widening of feet from centerline to face of curb on: for a distance of	
	Show widening of feet from centerline to face of curb on:	

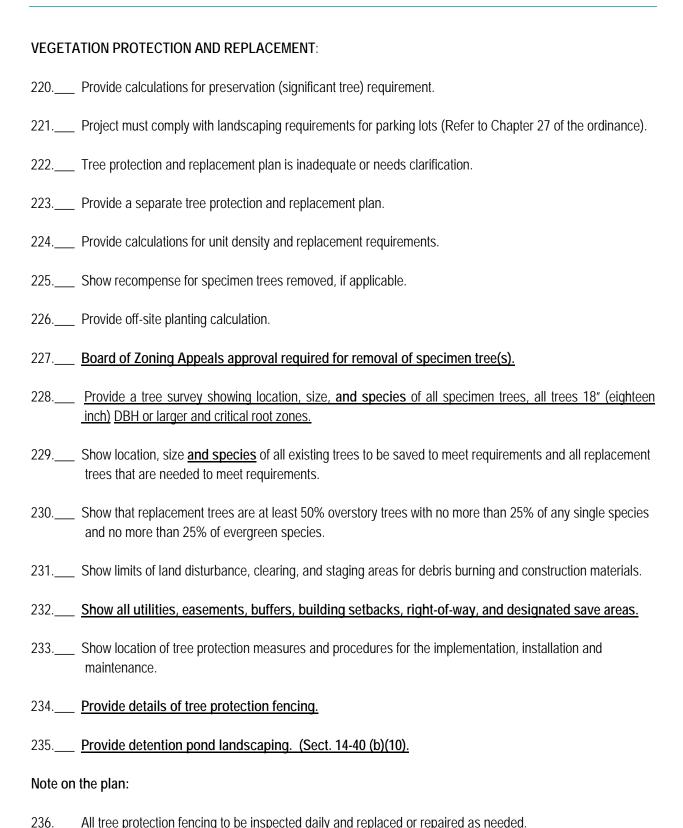
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201	Show foot deceleration lane with 50-foot tape	er.
202	_ Show taper from face of new curb to existing pavement. Taper to extend 5	50-feet beyond property line.
203	_ Show details of widening per Std. 705 and header curb per Std. 501 on pla	an.
204	Show existing elevation of centerline, right and left gutter or edge of pav gutter line where road widening is proposed.	ement and elevation of proposed
205	_ Show width of existing pavement, dimensioned from centerline and total w	idth of all adjoining streets.
206	Show the line of sight at the road way.	
207	_ Show the posted speed limit.	
208	Note on the plan: Necessary barricades, sufficient lights, signs and other to necessary for the protection and safety of the public shall be provided and widening of and construction on DeKalb County roads.	•
209	_ Show Right-of-Way and paving widths on all new streets. Provide street pr	ofile for public or private streets.
210	Show curb radii at all street entrances and intersections. The minimum <u>c</u> Feet unless otherwise specified in DeKalb ordinance or policy.	commercial driveway radius is 35
211	_ Show:foot wide entrance for two-way traffic per Georgia E the plan.	OOT details. Show detail on
212	_ Show 14-foot wide, minimum, entrance for one-way traffic per Georgia DO	T details. Show detail on plan.
213	_ Close/omit driveway entrance(s) shown at:	
214	_ Show cud-de-sac details, including spot elevations, on construction drawin	gs.
215	Show temporary cul-de-sac at end of:	
216	Omit island at:	
217	Note on plan that Georgia D.O.T permit/review is required on:	
218	_ Show all Georgia D.O.T standard details on plan where applicable.	
219	Other:	



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237	All tree protection devices are to be installed prior to start of land disturbance and maintained until final landscaping is installed.		
238	No parking, storage or other construction site activities are to occur within tree protection areas.		
239	All required vegetation must be maintained for two growing seasons after the date of final inspection.		
240	All tree protection areas to be protected from sedimentation.		
241	Other:		
VARIAN	ICES, SPECIAL EXCEPTIONS, SP	PECIAL LAND USE PERMITS, ETC:	
242	_ Building(s) not far enough from:	Right-of- Way:	_ feet required.
		Side property line:	_ feet required.
		Rear property line:	_ feet required.
243	Parking located within required fr (404) 371-2155.	ont yard. Contact our Planning Departr	ment regarding variance process at
244	 Building within transitional buffer area. Contact our Planning Department at (404) 371-2155. a) Parking within transitional buffer. b) Entrance too close to property. 20-foot setback required. c) Entrance too close to another entrance. 40-foot separation required. d) Entrance too close to intersection. 50-foot setback required. e) Lot width too narrow. f) Lot area too small. 		
245	 Contact our Planning Department at (404) 371-2155 for: a) Administrative Variance. b) Zoning Board of Appeals approval. c) Special Exception Permit required from Board of Appeals. d) Alteration of zoning conditions required. e) Special Land Use Permit required (S.L.U.P). f) Special Administrative Permit required. g) Other:		



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	REVIEWED BY:
personally reviewed the attached subn	
Signed:	Georgia Registration#: