DeKalb County
GEORGIA

404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

178 Sams Street
Decatur, GA 30030

Lorraine Cochran-Johnson
Chief Executive Officer

DEPARTMENT OF PLANNING & SUSTAINABILITY

Juliana A. Njoku
Director

Residential Site and Environmental Plan Review Checklist

Site Address _____

Reviewed By _____ **Date** _____

General Information

☐ Show graphic scale and north arrow.

☐ Provide vicinity map showing site's relation to surrounding area.

☐ Submit 4 copies of site plan with boundary line survey on 11" x 17" or 18" x 24" prepared by or under the supervision of a design professional.

☐ Reference final plat and applicable flood maps.

☐ Show builder/owner/erosion control contact information.

☐ Show building address, lot number, S/D name, phase/unit number, land lot/district/parcel.

☐ Note lot size, disturbed area, and impervious area, cut/fill volumes.

☐ Note and comply with all Residential Infill Overlay District requirements

☐ Design Professional seal required on site plan.

Existing Conditions

☐ Provide existing topography and sufficient contours on adjacent properties to determine drainage patterns. Use mean sea level elevations.

☐ Show existing trees 6" and greater.

☐ Delineate 25-foot undisturbed buffers of state waters and 50-foot buffers along designated trout streams from wrested point of vegetation.

☐ Delineate 75-foot undisturbed buffers of state waters from wrested point of vegetation.

☐ Variance from DeKalb County required for encroachment in 75-foot state waters buffers.

☐ Variance from GA. E.P.D. required for encroachment in 25-foot state waters buffers.

☐ Show location and elevation of 100 yr flood area.

☐ An easement of 5' exists along the Intermediate Regional Flood Plain (IRF)

☐ Land disturbance prohibited within IRF limits.

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☐ Show that not less than 70% of minimum lot area required by zoning district shall be outside of flood plain.

☐ Show location and information for all storm pipes, storm drain structures, all utilities, and easements on site and in R/W.

☐ Show adjoining structures with zoning and ownership information.

☐ Show all setback lines/comply with setback averaging if applicable.

Proposed Conditions

☐ Show proposed structure. Provide basement, garage, and main finished floor elevations. All portions of the building structure, including crawl space shall not be less than 3' above flood elev.

☐ Show proposed driveway location, spot elevations, and indicate slope percentage, not to exceed 20%. Show driveway entrance per DeKalb County 709 & 710 Std. Show % slope at top/bottom driveway landings. Driveway apron shall be 4' min. from catch basin and cannot extend beyond projected property corner in R/W.

☐ Provide top & bottom elevations of proposed retaining/foundation wall. Indicate wall type and address surface drainage. Retaining walls over 30" require safety restraints. Retaining walls over 4 feet in height are prohibited. Retaining walls must be off property line half the distance of the building set back line. Provide engineered plan if required.

☐ Show all other proposed structures/surfaces, sidewalks, steps, decks, porches.

☐ Show all grading and drainage, with proposed contour lines/spot elevations. 3:1 slopes max. Grade to drain away from foundation-2% min. Cannot adversely affect existing drainage patterns at property lines.

☐ Show all proposed utilities, drainage structures, irrigation systems.

☐ Show location of: dumpsters, portable toilets (15' min. from P/L) parking, material storage and stockpile areas.

☐ Provide Stormwater management plan for lots creating 5,000 sq. ft. or more impervious surface.

☐ Show calculations for pre and post build stormwater runoff conditions. Provide stormwater management plan.

☐ The installation of new stormwater structures and pipe will require the approval of DeKalb County Department of Roads and Drainage.

☐ The installation of new public sanitary sewer structures and pipe will require the approval of DeKalb County Department of Watershed Management.

☐ Revise final plat prior to issuance of Certificate of Occupancy, if applicable.

☐ Show limits of disturbance.

☐ Show site specific erosion controls to protect offsite properties, tree save areas, undisturbed creek buffers, and flood plains from sedimentation per Manual for Erosion and Sediment Control in Georgia. Level II Certification Required when part of a Common Development.

- Provide details, drawings, and legend for all BMP's used on site.
- Show double row of Type –C silt fence between land disturbing activity and state waters, wetlands, and/or I.R.F.

Tree Preservation

☐ Show location, size, species of all existing trees 6" and greater.

☐ Show all specimen trees.

☐ Indicate preserved and removed trees. Other trees may be noted as lost.

☐ Show tree protection fencing and erosion control to protect critical root zones.

☐ Show preservation calculation: 120" of existing trees per acre -*OR*- 25% of existing # of trees onsite.
- Do not count trees or acreage in creek buffer/flood plain in calculation.

☐ Show calculation to provide 15 density units per acre.
- Convert existing saved trees and replant trees using Chart 1-3 per 14-39(g)(4).
- Provide necessary replants.

☐ Show and protect entire critical root zones of all trees included in preservation calculation.

☐ Show required front yard trees.

☐ Cannot impact or remove specimen trees.

☐ Must preserve all trees 6" and greater in the front yard and in the rear half of the rear yard of infill lots.

☐ Show details for tree protection fencing.

Water Quality

☐ Provide water quality plan to remove 80% TSS from first 1.2" rainfall on all new impervious surface.

☐ Refer to manufacture's design/Georgia Storm Water Management Manual Vol. II/Development Review Tool for information, detail, guidelines and design specifications.

☐ Show location, calculations and details for BMP design/installation/maintenance.

☐ Show how run-off will be directed to water quality feature.

☐ Infiltration trenches shall be a minimum of 10' from the property line and 25' from the foundation. Other water quality BMP(s) shall be a minimum of 10' from the foundation. Provide a positive slope away from the foundation.

☐ A cleanout and/or emergency bypass shall be provided.

☐ Overflow from water quality BMP(s) shall not adversely affect adjacent properties.

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Notes

☐ The installation of erosion and sedimentation control measures and practices shall occur prior to or concurrent with land-disturbing activities.

☐ Erosion and sedimentation control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion and sediment control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source.

☐ Additional erosion controls shall be installed as deemed necessary by the on-site inspector.

☐ All lots/sites with 2' of fill or greater will require a compaction certificate by a professional registered engineer prior to a building permit and or prior to footers being poured.

☐ Locate and field stake all utilities, easements, pipes, flood limits, stream buffers, and tree save areas prior to any land disturbing activities.

☐ All tree protection areas to be protected from sedimentation.

☐ All tree protection devices to be installed prior to land disturbance and maintained until final landscaping.

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

☐ A final as-built lot survey required prior to issuance of Certificate of Occupancy.

☐ A final as-built water quality certificate required prior to Certificate of Occupancy.

☐ Dumpsters and/or temporary sanitary facilities shall not be located in street or tree protection area or right of way.

☐ Water quality BMP(s) to be installed at the time of final landscaping.

☐ All collected water shall be directed to the water quality BMP(s).

☐ No water quality BMP(s) allowed in undisturbed stream buffers or tree save/critical root zone.

☐ Work hours and construction deliveries are:

- Monday – Friday 7:00am – 7:00pm
- Saturday 8:00am – 5:00pm

☒ 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.