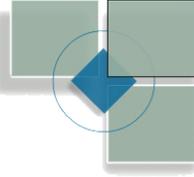




DeKalb County Department of Planning & Sustainability

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 ___ Provide property metes and bounds survey. Provide surveyors acknowledgement.
- 4 ___ Provide eight (8) sets of construction site plans (with road profiles and drainage plans as needed) for County approval. Add five (5) sets of construction site plans if fire line review is needed. (This could vary based on the scope of work)
- 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 __ Submit plans (PDF format) to Sanitation Department for approval - 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 under separate application.
- 28 __ Other: _____
- 29 __ Provide a comprehensive legend with distinct line weights and line types.
- 30 __ Reference horizontal and vertical control and source of the topographic data.

ZONING:

- 31 ___ 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.
- 32 ___ Plan does not match preliminary plat. Sketch plat revision required.
- 33 ___ Show zoning case number on the cover and conditions of zoning within the plan set. Provide documentation approved by the Board of Commissioners. Embed a copy of approved conditions in the plan set.
- 34 ___ Show special administration permit number, Special Land Use Permit number, or Board of Appeals case number on the cover and conditions within the plan set. Provide documentation of all approvals. Embed a copy of approved conditions in the plan set.
- 35 ___ Show Administration variance approvals. Embed a copy of approved conditions in the plan set.
- 36 ___ Show floor area of building with breakdown for each type of use for non-residential development.
- 37 ___ Show number of bedrooms and floor area of each type of unit for attached housing.
- 38 ___ Show number of stories in building and building height.
- 39 ___ Show building setbacks and separations.
- 40 ___ 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.
- 41 ___ Relocate _____ out of buffer/right-of-way.
- 42 ___ Show _____ foot transitional buffer area and six- foot (6') high screening fence along _____
- 43 ___ Transitional buffer encroachment requires Planning and Sustainability Department Director's approval,
See Section 27-285.
- 44 ___ Provide landscape plan for areas of transitional buffer area encroachment/revegetation.
- 45 ___ Airport Manager approval required.
- 46 ___ Overlay District Approval required _____
- 47 ___ Other _____
- 48 ___ Provide all relevant details on the plans.

PARKING:

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

UTILITIES:

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

Snapfinger	Pole Bridge	Clayton	Big Creek
John's Creek	Marsh Creek	Entrenchment Creek	Jackson Creek
Brookstone-Henry County			
- 65 __ Sewer tap fee is: processed with the building permit.
- 66 __ For sewer impact fee contact 404) 371-4918.

UTILITIES (cont'd):

- 67 __ Additional information will be needed to compute sewer tap fee.
- 68 __ Show sanitary sewer connections to building(s).
- 69 __ Sanitary sewer is located as shown.
- 70 __ There is no record of sanitary sewer(s) shown.
- 71 __ Sanitary sewer is in planning stages.
- 72 __ Show minimum fifteen- foot (15') sanitary sewer easement for all County maintained lines not within County Right-of-way.
- 73 __ Submit four (4) copies of Sanitary Sewer as built plan and profile to Development review section for approval by Water and Sewer department. (include files on digital media disk)
- 74 __ Sewer laterals outside of building require separate plumbing permit.
- 75 __ Sanitary sewer plans need clarification or are inadequate, or require design revision.
- 76 __ Show sanitary sewer/water main crossings on storm drain profiles.
- 77 __ Show storm drain/water main crossings on sanitary sewer profiles.
- 78 __ "As-built" water/sewer plans required prior to issuance of Certificate of occupancy, or recording of final subdivision plat.
- 79 __ Water is available.
- 80 __ Show size and location of water main(s) located at:
- 81 __ Department of Watershed Management requires that a backflow prevention device be installed on each domestic or fire service line, and any other type water service connection. (Show location(s) existing or proposed devices and device types)
- 82 __ Show water line connections to building(s).
- 83 __ Water meter(s) must be located within the Right-of-way.
- 84 __ A _____ inch water meter cost \$ _____ installed.
- 85 __ Water mains are located as shown on plans.
- 86 __ There is no record of water main(s) shown. Submit design of water system.

UTILITIES (cont'd):

- 87 ___ Show minimum fifteen (15) foot water main easement for all County maintained lines not within Right-of-Way.
- 88 ___ Water plans need clarification or are inadequate or require design revision.
- 89 ___ Water and Sewer department approval required prior to issuance of Development permit.
- 90 ___ Water & Sewer department approval of private water main system required.
- 91 ___ Show closest existing fire hydrant.
- 92 ___ See Fire Marshal's comments on redlined plans or attached comments.
Site Approved: _____ Disapproved: _____
Fire Line Approved: _____ Disapproved: _____
- 93 ___ 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.
- 94 ___ Show new Fire hydrant(s), FDC's, PIV's and fire service mains with pipe material and pipe size.
- 95 ___ Provide a letter from the owner requesting relocation of fire hydrant(s). Owner must pay actual costs of relocation.
- 96 ___ Submit the following to Development review section for fireline approval and fee determination:
- 97 ___ Provide five (5) copies of site plan showing fireline for approval and fee determination.
- 98 ___ Show name, address and phone number of developer/owner and location of contact person.
- 99 ___ Indicate who will pay fee for installation of fireline.
- 100 ___ Existing water main to be located back of curb of proposed widening.
- 101 ___ Note on plan: Boring of road(s) or open cut required for water and/or sewer connection.
- 102 ___ Indicate casing size required for boring.
- 103 ___ Note on plan: Notify water and sewer inspector at 770-621-7212 prior to start of construction.
- 104 ___ For water/sewer utility connection within the public right of way, contact the Watershed inspector for that area. Contact Ledrous Brown at (770) 492-5259 for curb cuts and other right of way encroachments information.
- 107 ___ Indicate State Road Number: _____

UTILITIES (cont'd):

- 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.
- 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. See DeKalb Ordinance 14-40, 14-42 and GSMM Quick Reference Guide.
- 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 water quality certificate on the plan and in the stormwater/hydrology report.
- 122 __ Provide retaining wall certificate on the plans.
- 123 __ Show details of retaining wall and factors of safety for: sliding, bearing, overturning, assumptions, design loads, passive earth pressure, active earth pressure, and backfill materials description.
- 124 __ Show retaining wall safety restraint systems and detail design.
- 125 __ Guardrails required along: _____ Provide detail design.
- 126 __ Show location of detention facilities on preliminary plat.

GRADING AND DRAINAGE (cont'd):

127 __ Show limits of detention, volume and 100-year ponding elevation on plans.

128 __ Provide/show the stormwater system inspection, and operation and maintenance plans.

Note on Plans – (N.O.P.)

129 __ Provide a recorded Stormwater Detention Facility Inspection and Maintenance Agreement.

130 __ Show and label all existing drainage structures.

131 __ Where tie-ins to existing structures are proposed, please field verify suitability.

132 __ Where detention is not required per code, please so indicate with explanation on the grading plan.

133 __ Show detail of detention facility outlet on plans. Provide trash rack.

134 __ Show skimmer plate design on outlet control structure. Provide detail design.

135 __ 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.

136 __ Show four (4') foot high fence around detention pond, if required.

137 __ Show proper drainage and access easement for all drainage structures.

138 __ Provide executed easement agreement(s) for: _____

139 __ Provide storm drain calculations and profiles. Show 100-year HGL on storm profiles.

140 __ Provide pipe chart and gutter spread.

141 __ Provide "as-builts" of the storm pipe system, including location, size and invert elevations of piped segments of the storm drainage system.

142 __ Storm drain system must be designed to convey 100-year storm runoff to detention facility.

143 __ 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.

144 __ Note on plan: All corrugated metal pipes to be fully asphalt coated with paved inverts or aluminum coated Type II.

145 __ 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.

146 __ 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.

147 __ 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.

148 __ Storm drain under building not acceptable.

149 __ Show 100-year floodplain contour, spot elevation and source. Show 5' D.E along 100-year floodplain.

150 __ Show on plan whether F.E.M.A or County benchmark used to establish 100-year floodplain. Also identify location of benchmark.

151 __ Provide compensatory grading plan for work within 100-year floodplain.

152 __ Discharge pipe from Detention/Water Quality pond must release a minimum of 25' from property line.

153 __ Discharge pipe from any structure not to exceed 2% from said structure to headwall.

154 __ 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.

155 __ Relocate: _____ out of 100-year floodplain.

156 __ State that non-erosive flows will be provided for leaving the site.

157 __ State discharge flow volume and velocity leaving the site.

158 __ Contact U.S. Army Corps of Engineers regarding wetland permit determination. Provide copy of Nationwide or Individual Permit application.

GRADING AND DRAINAGE (cont'd):

- 159 __ Obtain water impoundment permit from Health Department for lake construction.
- 160 __ Obtain written approval from GA. D.N.R. for this plan for dam construction.
- 161 __ 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)).
- 162 __ Provide verification of notification of all property owners affected by off-site work.
- 163 __ Other: _____

EROSION AND SEDIMENT CONTROL:

- 164 __ Erosion and Sediment control plans must be approved by GA. Soil and Water Conservation District prior
- 165 __ To issuance of development permit: 0 (over 25 acres), 0 (within 25' of blue line on County G.I.S.)
- 166 __ 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.
- 167 __ Variance form GA. E.P.D required for encroachment in 25' State waters buffer zone.
- 168 __ Show double row Type 'C' / 'S' silt fence between land disturbing activity and State waters, wetlands and/or 100-year floodplain.
- 169 __ Show name and phone number of 24-hour local emergency contact on erosion and sediment control plan.
- 170 __ 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.
- 171 __ 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.
- 172 __ Show soil series on the grading plan and erosion control plan.
- 173 __ Show existing and proposed contours.

EROSION AND SEDIMENT CONTROL (cont'd.)

- 174 __ Show adjacent area, such as streams, lakes, drainage ditches, residential areas, etc, which might be affected.
- 175 __ Show vegetative plan for all temporary and permanent vegetative practices, including species, planting dates, seeding, fertilizer, and mulching rates.
- 176 __ 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.
- 177 __ 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
 - 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:
- 178 __ Show Activity Schedule with anticipated starting and completion dates for project, and detailed sequence of events for all activities, including but not limited to:
- Installation of sediment control measures.
 - Installation of temporary sediment basins.
 - Installation of Detention facility.
 - Clearing, grubbing and grading operations.
 - Grassing-including mulching, temporary and permanent vegetation.
 - Maintenance of erosion and sediment control measures.
 - Final landscaping, grassing, cleaning of storm drains, etc.
 - Show location of topsoil stockpile on plan.
- 179 __ Provide a typical lot erosion, sedimentation and pollutant control plans and separate plans for any lot that may not fit the typical.
- 180 __ Provide a narrative for location, method of containment and disposal procedures for concrete truck or mixer wash out.
- 181 __ Provide a narrative for storage location, method of containment and emergency procedures in the event of a spill or reportable quantity of petroleum products.
- 182 __ Provide a narrative for paint and/or other chemicals with respect to storage, clean-up and disposal.

EROSION AND SEDIMENT CONTROL (cont'd)

183 __ Delineate all State waters on or within 200 feet of the site.

Note on the plan:

184 __ **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.**

185 __ **Sediment and erosion measures and practices to be inspected daily.**

186 __ **All disturbed areas to be grassed as soon as construction phases permit.**

187 __ **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.**

188 __ 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.

189 __ 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:

190 __ “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_.”

191 __ “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.”

192 __ 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).

193 __ The Notice of Intent and Notice of Termination shall be filed with EPD and Dekalb County, if applicable.

194 __ Other: _____

ROAD IMPROVEMENTS:

- 195 __ Show 18" curb and gutter as DeKalb County standard (24" curb and gutter is optional).
- 196 __ 5' planting strip
- 197 __ Note on the preliminary plat/plan if sidewalks are proposed.
- 198 __ 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.
- 199 __ Show proposed Right-of Way, dimensioned from centerline:
- 200 __ _____ feet from C.L of _____
- 201 __ _____ feet from C.L of: _____
- 202 __ Consult the DeKalb County Thoroughfare Plan and determine the required right-of-way.
- 203 __ Show existing Right-of-Way, dimensioned from centerline and total width.
- 204 __ Show the proposed right-of-way required and the right-of-way area to be dedicated.
- 205 __ Execute and return attached Right-of-Way deeds to development Review section.
- 206 __ Execute and return road improvement maintenance bond agreement.
- 207 __ Show widening of _____ feet from centerline to face of curb on: _____
for a distance of _____
- 208 __ Show widening of: _____ feet from centerline to face of curb on: _____
for a distance of: _____
- 209 __ Show _____ foot deceleration lane with 50-foot taper.
- 210 __ Show taper from face of new curb to existing pavement. Taper to extend 50-feet beyond property line.
- 211 __ Show details of widening per Std. 705 and header curb per Std. 501 on plan.
- 212 __ Show existing elevation of centerline, right and left gutter or edge of pavement and elevation of proposed gutter line where road widening is proposed.
- 213 __ Show width of existing pavement, dimensioned from centerline and total width of all adjoining streets.
- 214 __ Show the line of sight at the road way.

ROAD IMPROVEMENTS (cont'd):

- 215 __ Show the posted speed limit.
- 216 __ 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.
- 217 __ Show Right-of-Way and paving widths on all new streets.
- 218 __ Show curb radii at all street intersections and entrances.
- 219 __ Show: _____ foot wide entrance for two-way traffic per Dekalb County Std. 706. Show detail on plan.
- 220 __ Show 18-foot wide entrance for one-way traffic per Dekalb County Std. 706. Show detail on plan.
- 221 __ Close/omit driveway entrance(s) shown at: _____.
- 222 __ Show cud-de-sac details, including spot elevations, on construction drawings.
- 223 __ Show temporary cul-de-sac at end of: _____.
- 224 __ Omit island at: _____
- 225 __ Note on plan that Georgia D.O.T permit/review is required on: _____
- 226 __ Show all Georgia D.O.T standard details on plan where applicable.
- Other: _____

VEGETATION PROTECTION AND REPLACEMENT:

- 227 __ Provide calculations for preservation (significant tree) requirement.
- 228 __ Project must comply with landscaping requirements for parking lots (sect. 27-753.)
- 229 __ Tree protection and replacement plan is inadequate or needs clarification.
- 230 __ Provide a separate tree protection and replacement plan.
- 231 __ Provide calculations for unit density and replacement requirements.
- 232 __ Show recompense for specimen trees removed, if applicable.
- 233 __ Provide off-site planting calculation.
- 234 __ Board of Zoning Appeals approval required for removal of specimen tree(s).

VEGETATION PROTECTION AND REPLACEMENT (cont'd.)

- 235 __ 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.
- 236 __ 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.
- 237 __ 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.
- 238 __ Show limits of land disturbance, clearing, and staging areas for debris burning and construction materials.
- 239 __ Show all utilities, easements, buffers, building setbacks, right-of-way, and designated save areas.
- 240 __ Show location of tree protection measures and procedures for the implementation, installation and maintenance.
- 241 __ Provide details of tree protection fencing.
- 242 __ Provide detention pond landscaping. Sect. 14-40 (b) (11).
- 243 __ Note on the plan:
- 244 __ All tree protection fencing to be inspected daily and replaced or repaired as needed.
- 245 __ All tree protection devices are to be installed prior to start of land disturbance and maintained until final landscaping is installed.
- 246 __ No parking, storage or other construction site activities are to occur within tree protection areas.
- 247 __ All required vegetation must be maintained for two growing seasons after the date of final inspection.
- 248 __ All tree protection areas to be protected from sedimentation.
- 249 __ Other: _____

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

- 250 __ Building(s) not far enough from:
- 251 __ Right-of- Way _____ feet required.
- 252 __ Side property line: _____ feet required.
- 253 __ Rear property line: _____ feet required.

VARIANCES, SPECIAL EXCEPTIONS, SPECIAL LAND USE PERMITS, ETC (cont'd)

- 254 __ Parking located within required front yard. Contact our Planning Dept. regarding variance process at (404) 371-2155.
- 255 __ Building within transitional buffer area. Contact our Planning Department at 404-371-2155.
- 256 __ Parking within transitional buffer.
- 257 __ Entrance too close to property. 20-foot setback required.
- 258 __ Entrance too close to another entrance. 40-foot separation required.
- 259 __ Entrance too close to intersection. 50-foot setback required.
- 260 __ Lot width too narrow.
- 261 __ Lot area too small.
- 262 __ Administrative variance required. Contact our Planning Department at 404-371-2155.
- 263 __ Zoning Board of Appeals approval required. Contact our Planning Department at 404-371-2155.
- 264 __ Special Exception Permit required from Board of Appeals. Contact our Planning Department at 404-371-2155.
- 265 __ Alteration of zoning conditions required. Contact Planning Department.
- 266 __ Special Land Use Permit required (S.L.U.P). Contact Planning Department.
- 267 __ Special Administrative Permit required. Contact Planning Department.
- 268 __ 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# _____

REFERENCE:

- 27-753** Landscaping requirements for parking lots
(b) & (c) – barrier curbs also known as vehicle bumpers or wheel bumpers are required.
- 27-766** Parking regulations, off street parking spaces
(b) (1) All vehicles shall be parked on a paved surface connected to and has continuous paved access to street (public and private)
(b) (3) Spaces 8.5' x 18' = 153 sf, or 40% of 20 or more stalls may be compact stalls 8' x 15' (120 sf minimum)
(b) (5) Parking lots and spaces to conform to I.T.E. geometric design.
- 27-783** Traffic and street improvements, curb cuts, and visibility requirements. No curb cuts shall be greater than 40 feet width . No curb cut closer than 20 feet to property line.
- 27-755** Loading space and loading berth requirements, off street. Loading space no less than 12' x 35' and 14' overhead. Loading berth no less than 12' x 55', 14' overhead.
- 27-754** Lighting – No direct light upon or adversely affected adjacent property and roadways.