



SINGLE FAMILY RESIDENTIAL FINAL INSPECTION CRITERIA

ALL SINGLE FAMILY RESIDENTIAL BUILDING PERMITS ARE REQUIRED TO SUCCESSFULLY COMPLETE A FINAL EROSION INSPECTION, THEREFORE, NO CERTIFICATES OF OCCUPANCY WILL BE ISSUED UNLESS THIS CONDITION IS SATISFIED

GENERAL

- Building permit available for review
- Related permits (wall, sewer, driveway apron, decorative agreement etc.) available for review

BUFFER INTACT

STATE WATER	UNDISTURBED BUFFER REQUIREMENT
CHATTAHOOCHEE RIVER	75 FOOT
STATE	25 FOOT
CITY OF ATLANTA	75 FOOT

The blue line tributary distinction is as depicted on USGS Quadrangle Maps. Any encroachment into a stream buffer area should be reported to Alex Comer (404)-546-1300.

Detention Ponds: All detention facilities should have the following.

- All earthen impoundment walls are to be 100% stabilized.
- A landscaped buffer as illustrated on the approved and most current development plans.
- A six foot security fence (with lock) and an internal 10 foot access easement for maintenance purposes.

Tree Save Areas & Specimen Trees: Verify that all tree save fence has been removed and any/all tree save areas and specimen trees are located on the applicable lot.

DRAINAGE

Natural Drainage Features (existing):

- No natural drainage way that crosses a subdivider's property or adjacent property shall be encroached upon or altered.
- No natural drainage way that crosses a subdivider's property or adjacent property shall be blocked.

It is **unacceptable** to render any existing drainage way less suitable to accept and transport storm water that has historically flowed through such drainage way.

Drainage Easements: The following are the responsibility of the owner, person, firm, corporation or other entity:

- To maintain the drainage patterns and the stormwater management facilities that are in existence at the time of the issuance of a certificate of occupancy.
- They, their heirs, or assigns are prohibited from performing any improvements, or regrading of the property, that in any way blocks, alters or redirects stormwater from an easement or other stormwater management facility.

Drainage System Connection: Permission is required from the City to:

- Connect to or into any drainage system, conveyance system or watercourse within the City.
- Discharge to or into any drainage system, conveyance system or watercourse within the City.

Permission shall be implied as part of an approved stormwater management plan from the City. Deviations from the approved stormwater management plan, that do not have permission from the City, shall be deemed an illicit connection and in violation of the Stormwater Management Ordinance.

Drainage Adjacent to Structures: All lots are required to be graded so as to:

- Drain surface water away the foundation. The grade away from the foundation shall be a minimum of 6 inches in the first 10 feet or 6' slope to the property line. **Note: Alternatives such as underground drains may be used but should be reviewed and approved prior to installation.**
- The finish grade shall be a minimum of 6" below wood siding, sheathing and wall framing on the exterior of a building.

CURB & GUTTER, SIDE WALK and DRIVEWAY

- Hairline crack (no wider than 1/16 inch) that is not all the way through – **ACCEPTABLE**
- Crack all the way through or elevation change at joint – **MUST BE CUT OUT AND REPLACED TO MEET CITY STANDARD**
- Broken Curb, Driveway or Side Walk – **MUST BE CUT OUT AND REPLACED TO MEET CITY STANDARD**

SEDIMENT BARRIERS

- Sediment barriers such as silt fences and hay bales shall be removed when the project is stabilized at the time of final inspection; or
- The permittee shall be required to post a bond.

STABILIZATION

- All areas disturbed during construction must be stabilized at least 100% at the time of final inspection.

SLOPE STABILITY

All slopes greater than 2:1 shall be stabilized structurally, or through a combination of matting and vegetative measures at the time of final inspection.

SEWER CLEAN OUT

Sewer cleanouts are required to be:

- Intact;
- Visible; and
- Flush with the finished grade.

Cleanouts in drives are to be fitted with a “traffic grade” fixture.

RETAINING WALLS

Retaining wall permits must be provided for verification at the time of final inspection where required.



STEPS TO AQUIRE AN SFR FINAL SIGN-OFF

- 1. YOU MAY REQUEST AN SFR SIGN-OFF AT ANY TIME.**
- 2. CALL 404-546-1300 TO SCHEDULE A SFR FINAL EROSION INSPECTION.**
- 3. YOUR INSPECTION WILL THEN BE CONDUCTED WITHIN 24 HOURS.**
- 4. PERMITS AND APPROVED SITE PLANS MUST BE ON-SITE AT THE TIME OF THE FINAL EROSION INSPECTION.**
- 5. ALL REINSPECTIONS MUST BE SCHEDULED THROUGH 404-546-1300.**