

Application Number: _____

Date: _____

Site Address: _____

Reviewed By: _____

**DEPARTMENT OF WATERSHED MANAGEMENT
SITE DEVELOPMENT PLAN REVIEW**

**SUBMITTAL REQUIREMENTS AND CHECKLIST #3
SINGLE FAMILY – SWIMMING POOLS AND VERTICAL GRADE CHANGES GREATER THAN 3-FEET**

Applicability

This checklist is applicable to new swimming pools within single family residential lots, or other non-building site improvements with vertical grade changes greater than 3-feet.

Grading Plan

- 1. Provide grading plan showing existing and proposed ground contours and elevations for cut and fill operations, and all pertinent information related to grading and infrastructure:
 - Sanitary and storm sewers and structures
 - Top and ground elevations for swimming pools and retaining walls
 - Finished floor elevations for existing building structures
 - Driveways, sidewalks and other paved areas
 - Disposition of excavated materials
- 2. Grading plan shall be signed and sealed by a Georgia registered architect, Georgia registered landscape architect, Georgia registered engineer, or Georgia registered land surveyor.
- 3. Provide detail drawing for proposed retaining walls.
- 4. Dirt Statement – Identify the gross quantities for each of cut, fill, and demolition debris.
- 5. Permit required when more than 500 cubic yards of dirt and debris is hauled to or from the site (see Permit section of checklist).
- 6. Place the following note on grading plan – “No graded slope shall exceed 2h : 1 v”.

Erosion and Sediment Control Plan (May be Incorporated into Grading Plan)

- 7. Provide vicinity map identifying the site relative to the surrounding area streets.
- 8. Identify the name, address, and phone number of the contractor on the plan.
- 9. Provide erosion and sediment control plan that identifies erosion and sediment control practices, in conformance with and using the uniform coding symbols from the Manual for Erosion and Sediment Control in Georgia, Chapter 6. Practices typically required for single family residential construction include but are not limited to:
 - Construction Exit
 - Sediment Barrier
 - Matting and Blankets
 - Disturbed Area Stabilization
 - Other as appropriate for specific site
- 10. Identify the total acreage of the site, and the acreage of disturbed area. Delineate and label the limits of construction. Plans with disturbed acreage of greater than 1.0 acres require separate approval from the State of Georgia and the Fulton County Soil and Erosion Commission, at their scheduled meetings held the 3rd Tuesday of each month. The City of Atlanta Site Development Section submits approved plans to the State of Georgia not later than 2 weeks in advance of the monthly Fulton County meeting.

- 11. Provide the following notes on the erosion and sediment control plan:
 - The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures prior to or concurrent with land-disturbing activities.
 - Erosion and sediment control measures shall be maintained at all times. Additional measures beyond the approved plan shall be implemented as necessary.
 - Disturbed areas idle 14 days shall be stabilized with temporary vegetation; disturbed areas idle 30 days shall be stabilized with permanent vegetation.
 - Erosion and sediment control measures shall be inspected at least weekly, after each rain, and repaired as necessary. Additional measures shall be installed if determined necessary by on-site inspection.
 - Silt fence shall be "Type C" as per the Manual for Erosion and Sediment Control in Georgia, and be wire reinforced (see attached detail).

Site Plan Review (Restrictions)

- 12. Placement of fill within the 100-year flood hazard is prohibited. A swimming pool within the 100-year flood hazard requires separate FEMA insurance waiver, recorded with County Clerk.
- 13. Construction of structures over existing sewers is prohibited. Proposed improvements shall be located completely outside existing easements.
- 14. Construction within the City of Atlanta's 75-ft riparian stream buffer for "Waters of the State" (e.g perennial and intermittent streams and swales that originate off-site and drain through the site) is not permitted.
- 15. Construction within 200-ft of "Waters of State" requires separate approval from the State of Georgia and the Fulton County Soil and Erosion Commission, at their scheduled meetings held the 3rd Tuesday of each month. The City of Atlanta Site Development Section submits approved plans to the State not later than 2 weeks in advance of the monthly Fulton County meeting.

Permits and Bonds (Required Prior to Final Stamped Approval from Site Development)

- 16. A haul route permit is required from the Bureau of Traffic and Transportation (404-330-6501) when more than 500 cubic yards of dirt and debris is hauled to or from the site. Submit copy of the permit to Site Development Section.
- 17. An Erosion Control Performance Bond is required in the amount of \$3,000 per disturbed acre for sites with disturbed acreage of greater than 1.0 acres or where the proposed cut and fill quantities exceed 500 cubic yards (\$3,000 minimum). Bond must be issued by a licensed surety with power of attorney in the State of Georgia. The bond ensures that disturbed areas can be stabilized in the event the owner or contractor cannot or will not stabilize the site.

Site Development Fees

- 18. The following site development fees apply :
 - Site Plan Review – single family residential \$100
 - Site Inspection – single family residential \$130

Plan Submittals

- 19. The original building permit application and plans shall be submitted to the Bureau of Buildings, who will distribute the plans directly to the Site Development for site plan review.
- 20. Submit any required revisions directly to the Site Development Section (with the original redline plans and checklist).
- 21. Two (2) sets of plans in final form are required for Site Development approval. An additional set is required should the plans require separate approval from the State of Georgia and the Fulton County Soil and Erosion Commission (plans with disturbed acreage greater than 1.0 acres or within 200-ft of "Waters of the State").