

Review Number: 1 2 3 4 5	Site Address:
Permit Application Number:	
Date:	Reviewed By:

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

**SUBMITTAL REQUIREMENTS AND REVIEW CHECKLIST #5
MULTI-FAMILY RESIDENTIAL, COMMERCIAL AND PRELIM-SUBDIVISIONS**

General

- 1. Applicant submitted an incomplete plan. Applicant must revise the plan set and provide the items listed in this checklist including a Hydrology Report. See the Stormwater Hydrology Report Section herein this checklist.
- 2. ALL plans shall be signed and sealed by a Georgia registered architect, Georgia registered landscape architect, Georgia registered engineer, or Georgia registered land surveyor. Plans with disturbed area greater than 1.0 acre shall be signed and sealed by a Georgia registered engineer. Beginning 1/1/07, plans must include the printed name, signature, seal and GA SWCC Level 2 certification number of the qualified plan preparer on the grading and the erosion and sediment control plans.
- 3. Provide final recorded subdivision plat.
- 4. Provide a copy of the NPDES Notice of Intent [NOI] memorandum as well as the appropriate GA SWCC July 2007 checklist completed for the proposed project.

Boundary and Topological Survey

- 5. Provide boundary and topological survey drawing showing existing conditions, sealed, signed and dated by Georgia registered land surveyor.

Grading Plan

- 6. 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:
 - Label ALL structures as existing or proposed
 - Locations and top elevations of sanitary and storm sewers and structures
 - Top, bottom of footing, and ground elevations for retaining walls
 - Finished floor elevations for existing and proposed building structures
 - Driveways, sidewalks and other paved areas
 - Locations, dimensions and details of proposed storm water detention facilities.
- 7. Grading plan shall be signed and sealed by a Georgia registered professional (engineer, land surveyor, landscape architect, or architect). Plans with disturbed area greater than 1.0 acre shall be signed and sealed by a Georgia registered engineer.

- **8. Provide fully detailed design drawings for proposed retaining walls. If less than or equal to three (3) feet in height and non-structural, a typical detail may be used.**
- **9. Dirt Statement – Identify the gross quantities for each of cut, fill, demolition debris, and haul volumes in cubic yards.**
- **10. A Haul Route Permit is required when more than 500 cubic yards of hauled volume to or from the site.**
- **11. No graded slope shall exceed 2h : 1v. Therefore, place the following note on grading plan – “No graded slope shall exceed 2h : 1v”.**
- **12. Construction over existing and proposed sewers is prohibited. Proposed structures shall be located completely outside all easement limits. For existing sewers deeper than 10 feet, the proposed construction plans shall identify that a minimum 1:1 slope is maintained from the bottom of the proposed structure’s footing to the bottom outside edge of existing sewer.**
- **13. Provide the applicable FEMA FIRM map number and date noting whether or not the site is within a FEMA flood hazard area.**
 - **Building construction within the 100-year flood hazard limit is not permitted.**
 - **Demonstrate that proposed construction is 2-feet higher than the nearest 100-year flood elevation and 15-feet from the nearest 100-year flood hazard contour.**
- **14. For properties with creeks or streams that are not identified within the FEMA flood maps, a flood study signed and sealed by a Georgia registered professional engineer is required that identifies the 100-year high water elevation(s) and contour location. Show on plans.**

Sanitary Sewer Construction (Incorporate into Grading Plan)

- **15. All sanitary sewers, manholes and structures shall conform to COA Standard Details, and such details shall be shown on plans.**
- **16. Show location, size, slope and direction of flow for existing and proposed sanitary sewers. The minimum easement required for proposed sanitary sewers is 20 feet. Deeper lines may require wider easements.**
- **17. Provide profile drawings for sanitary sewers 8-inches diameter and larger. Profile drawings shall include:**
 - **Top elevations for all manholes and invert elevation of sewers at manholes**
 - **Slopes for all sewers**
 - **Location of underground utilities or other features that may affect construction or maintenance**
 - **Manhole inverts shall be designed to provide fall across the manhole**
- **18. Utilize a numbering/lettering system to identify structures on the plan and profiles drawings.**
- **19. The minimum cover requirements for sanitary sewers are 3-feet of cover in non-vehicular traffic areas and 6-feet of cover in vehicular traffic areas.**

- **20. Inside drop manholes are permitted for drops up to maximum 2-feet. Outside drop manholes are required for drops greater than 2-feet.**
- **21. Manholes are required on all sanitary sewers 8-inch diameter and larger at the end of each sewer; at change in grade, pipe size and alignment; and at intersecting sewers.**
- **22. Ductile iron pipe (DIP) or vitrified clay pipe (VCP) are required pipe material for sewers proposed to be installed to the City of Atlanta.**
- **23. A manhole, located just inside the property line, is required for private sanitary sewers 8-inch diameter and larger.**
- **24. Proposed sanitary sewer connections:**
 - **Show location, size and slope of proposed sanitary sewer connections.**
 - **For sewers of less than 8-inch diameter, new connections to the public sewer shall be made with a wye fitting, and shall not exceed 15 degrees from perpendicular to sewer main (or main line).**
 - **For sewers of 8-inch diameter or greater, new connections to the public sewer shall be made at manhole.**
 - **Provide COA standard clean-out on existing or new sanitary sewer lateral, located just inside the property line, and show on plan.**
 - **Permit required for new sewer connections (see Permit section of checklist).**
- **25. Dumpsters must be on reinforced concrete pads, sloped to drain. A concrete apron is recommended in front of the dumpster. Dumpster pad drains must be connected to a sanitary sewer and be a minimum of 4-inches in diameter. For sites in Fulton County, Fulton County Health Department dumpster permit is required and the Fulton County Health Department construction details must be included in the site plan.**

Storm Sewer Construction

- **26. All storm sewers, manholes and structures shall conform to COA Standard Details, and such details shall be shown on plans.**
- **27. Show location, size, slope and direction of flow for existing and proposed storm sewers. The minimum easement required for proposed storm sewers is 20 feet. Deeper lines may require wider easements.**
- **28. Provide profile drawings for storm sewers 12-inch diameter and larger. Profile drawings shall include:**
 - **Top elevations for all manholes and structures, and invert elevation of sewers at manholes and structures.**
 - **Slopes for all sewers**
 - **Type of storm sewer structure proposed (manhole, catch basin, drop inlet, etc)**
 - **Location of any underground utilities or other features that may affect construction or future maintenance**
 - **Manhole and structure inverts shall be designed to provide fall across the manhole**
- **29. Utilize a numbering/lettering system to identify all structures on the plan and profiles drawings.**
- **30. Storm sewers shall be minimum 12-inch diameter. In general, storm sewers shall be sized to convey not less than a 25-year storm flow. Storm sewers that convey run-off to a storm water detention facility shall be sized to convey a 100-year storm flow.**

- 31. The minimum cover requirements for storm sewers are 2-feet of cover in non-vehicular traffic areas and 3-feet of cover in vehicular traffic areas.
- 32. Structures are required on all storm sewers 12-inch diameter and larger at the end of each sewer; at change in grade, pipe size, and alignment; and at intersecting sewers.
- 33. Reinforced concrete pipe (RCP) and Ductile iron pipe (DIP) are required pipe material for storm sewers proposed to be dedicated to the City of Atlanta. Truss-ribbed, smooth bore polyvinyl chloride pipe (PVC) may be used for private storm sewers and shall be limited to maximum pipe size of 18-inches. Corrugated metal pipe (CMP) may be used only as storm water detention facilities for storage purposes, **NOT FOR CONVEYANCE**.
- 34. Due to potential scouring effect, proposed drops within a storm water structure shall be limited to a maximum of 48-inches, measured invert to invert.
- 35. The maximum discharge velocity for storm sewer outlet pipes shall not exceed 10-ft per second based on Manning's Equation. The maximum slope on storm sewers is 15%.
- 36. Discharge points from the storm sewer system shall be located a minimum 10-ft from property lines and directed to an acceptable outlet point (e.g. creek, stream, river, swale or existing storm drainage system). Outlet points shall not cause ponding of water or increased erosion.
- 37. Demonstrate the flow patterns for all proposed drains (e.g. roof and yard drains).

Storm Water Hydrology Report and Details

- 38. Submit a storm water hydrology report, signed and sealed by a Georgia registered professional engineer.
- 39. As of July 18, 2005, the allowable outflow for new development or redevelopment construction shall be limited to seventy percent (70%) of the predevelopment peak outflow as follows:
 - For new development or redevelopment, the discharge rate limitation shall be applied to the area of site disturbance provided that the impacted area does not exceed 35% of the total parcel;
 - For new development or redevelopment in which the area of the site impacted by the work exceeds 35% of the total site area, the discharge rate limitation shall be applied to the total site area; or
 - For a subdivision of land, whether in an undeveloped or redeveloped condition, the discharge rate limitation shall be applied to the total site area.
 - Note the area of disturbance and site area in acres.
- 40. Calculations for all areas, flows, elevations and storage volumes shall utilize a minimum of 2 decimal places.
- 41. All data presented in the hydrology report shall match the information shown on the grading plan, profiles and details.
- 42. Include the "Professional Engineer's Statement Form" with the hydrology report after the cover page.

- **43. Provide pre-development and post-development drainage basin maps based on topography. Show the limits of areas, size in acres, and run-off coefficients for:**
 - On site areas of flow
 - Off site areas of flow
 - On site area “to pond”
 - Post-development areas bypassing detention
 - The pre-development and post-development acreage shall be identical.
- **44. Provide calculated flows for all required storm events (2, 10, 25, 50 and 100-yr) at pre-development and post-development conditions.**
 - Provide peak inflow hydrographs for all required storm events at pre-development and post-development conditions.
 - For peak inflow hydrographs, calculate the minimum time to peak inflow to pond based on 5xs the time of concentration selected for the routings in the hydrology report.
- **45. For sites 25 acres and smaller, the hydrology report shall reflect use of the Rational Method.**
- **46. Provide “weighted” C value calculations for all required storm events at pre-development and post-development conditions.**
- **47. Provide complete time of concentration calculations.**
- **48. Use City of Atlanta standard intensity factors and list the values used.**
- **49. Provide documentation for all areas of proposed bypass, including appropriate allowable outflow calculations.**
- **50. Storm Water Detention and Outlet Control Structure**
 - Detention, if required, shall be designed for the 2-year through the 100-year storm.
 - Identify the 100-year water surface elevation and the 100-year storage volume on the grading plan and in the hydrology report.
 - In combined sewer areas, the detention volume shall incorporate the sanitary flow from the proposed development.
 - Provide a detail of the outlet structure on the plans and in the hydrology report.
 - The outlet control structure shall be designed with manhole access for maintenance.
 - Control devices utilizing metal plates or inlet grates are not permitted.
 - Control weirs or orifices in curbs or walls alone are not permitted.
 - Overflows over curbs or walls are not permitted.
 - Provide documentation for the stage/storage/discharge (S/S/D) data used in the report. Shall include (at minimum) the size, configuration, and elevation of control orifices and weirs, the weir coefficient associated with the configuration of the proposed detention facility, and the elevations and storage volumes generated by the proposed detention facility.
 - The outlet control structure shall be designed to accept and convey the 25-year storm flow (routed or unrouted) as overflow above the 100-year storage elevation, based on the complete blockage or failure of the control orifice or weirs. Provide appropriate weir calculations.

- Calculation of storage volume shall not include the volume below the invert of the lowest control orifice or weir. Calculation of storage volume shall not include volume unavailable due to placement of the outlet control structure, interior structural elements, slope, etc.
- Provide calculations to document the storage volumes available within the proposed detention facilities. Minimum data shall include:
 - For pipe storage – length, diameter and slope
 - For vault storage – interior dimensions and slope (require positive slope to drain)
- Proposed storage is not permitted below the 100-year flood hazard elevation or the 100-year high water limits for streams not in a FEMA flood hazard area.
- Provide routed outflow hydrographs, storage elevations and required storage volumes for all required storm events.
- All inlets and pipes carrying the storm flows to detention shall be sized to intercept and convey the unrouted 100-year storm flow without surcharging or overflows. Provide pipe charts or other exhibits necessary to document the calculations.
- For open detention ponds, show an access easement to and utility easement around the pond.
- For open detention ponds 3 ft deep or more, show a fence with gate access around the pond.

- **51. Other:**

Erosion and Sediment Control (E&SC) Plan

- **52. Provide a copy of the NPDES Notice of Intent [NOI] memorandum as well as the appropriate GA SWCC July 2007 checklist completed for the proposed project.**
- **53. Show graphic scale [1" = 100 feet or larger] and north arrow on all E&SC plan sheets.**
- **54. Existing and proposed contour lines with contour lines drawn at an interval in accordance with the following:**
 - Flat slope 0-2% shown at 0.5 or 1 foot contours
 - Rolling slopes 2-8% shown at 1 or 2 foot contours
 - Step slopes 8% or greater at 2, 5, or 10 contours
- **55. Delineation and acreage of contributing drainage basins on the project site. Revise basin areas for each phase of construction.**
- **56. Delineation of on-site wetlands and all state waters located on and within 200 feet of the project site.**
 - **If no Waters of the State are present within 200 ft of the project site, note on the E&SC plan: "No Waters of the State exist on or within 200 feet of the project site".**
 - **If no wetlands are present within 200 ft of the project site, note on the E&SC plan: "No wetlands exist on or within 200 feet of the project site".**

- **57. Delineation of 25-foot undisturbed buffers of state waters and 50-foot undisturbed buffers along designated trout streams. Clearly note and delineate all areas of impact. The State of Georgia and the City of Atlanta buffer limits shall be measured from the top of the water course bank and shall be shown as follows:**
 - Perennial and intermittent streams shall show the State required 25 ft and the City of Atlanta 75 ft buffer limits.
 - Jurisdictional wetlands shall show a 25 ft buffer.
- **58. Soil series and their delineation.**
- **59. Revision dates and/or initial date of plan set.**
- **60. Limits of disturbance for each phase of construction. Limits of disturbance must be shown on plan for each phase, including all disturbances on and off the site. Disturbances off site should include any required sanitary and/or drainage line installation work, temporary access easements, slope grading easements, etc.**
- **61. Signature, seal and GSWCC Level II certification number of the qualified design professional. Show on all E & SC plan sheets, sampling plans, and E & SC detail sheets.**
- **62. Storm-drain pipe and weir velocities with appropriate outlet protection to accommodate discharges without erosion. Provide required calculations per the Manual; give average and maximum stone sizes, and dimensions of pad [La, W1, W2, D].**
- **63. Provide a minimum of 67 cubic yards of sediment storage per acre drained using a temporary sediment basin, retrofitted detention pond, and/or excavated inlet sediment traps for each common drainage location. Sediment storage volume must be in place prior to and during all land disturbance activities until final stabilization of the site has been achieved. A written rationale explaining the decision not to use a sediment basin must be included in the plan for each common drainage location in which a sediment basin is not provided. Sediment storage may be obtained through the use of excavated inlet protection, retrofitted detention ponds or temporary sediment basins. Include specific design information [dimensioned figures and required calculations] for each of these designed structural practices used on the project site.**
- **64. Location of Best Management Practices that are consistent with and no less stringent than Manual for Erosion and Sediment Control in Georgia. Phase plan into initial sediment storage and perimeter control BMP's, intermediate grading and drainage BMP's and final BMP's. Use uniform coding symbols from the MANUAL, Chapter 6, with legend. Practices typically required for commercial construction include, but are not limited to:**
 - **Construction Exit - Co**
 - **Sediment Barrier- Sd1-C**
 - **Temporary Sediment Basin – Sd3**
 - **Storm Drain Inlet Protection – Sd2**
 - **Storm Drain Outlet Protection - St**

- Stone Filter Ring - Fr
- Stone Check Dams – Cd-S
- Detention Pond Retrofitting – Rt
- Diversion Channels – Di
- Temporary Down Drains – Dn1
- Matting and Blankets – Mb
- Temporary Disturbed Area Stabilization – Ds2
- Permanent Disturbed Area Stabilization – Ds3
- 65. Name and phone number of 24-hour local contact responsible for erosion, sedimentation and pollution controls.
- 66. Best Management Practices to minimize off-site vehicle tracking of sediments [Co] and the generation of dust [Du].
- 67. Delineate sampling locations, perennial and intermittent streams and other water bodies into which storm water is discharged.
- 68. Identify/Delineate all storm water discharge points.

Narrative Notes and Other Information: (Notes or narrative should be located on the ES&PC plan or under Erosion, Sedimentation & Pollution Control notes.)

- 69. Provide hydrology study and maps of drainage basins for both the pre- and post-developed conditions.
- 70. Provide vicinity map showing site's relation to surrounding areas. Include designation of specific phase, if necessary.
- 71. Identify the project receiving waters and describe all adjacent areas including streams, lakes, residential areas, wetlands, etc. which may be affected.
- 72. Design professional's certification statement and signature that the permittee's ES&PC Plan provides for an appropriate and comprehensive system of BMP's and sampling to meet permit requirements as stated on pages 12-13 of permit GAR 100001 (2)(3).
- 73. Design professional's certification statement and signature that the site was visited prior to development of the ES&PC Plan.
- 74. Indication that non-exempt activities shall not be conducted within the 25 or 50-foot undisturbed stream buffers as measured from the point of wretched vegetation without first acquiring the necessary variances and permits.
- 75. Plan describes practices used to reduce the pollutants in storm water discharges.

- **76. Indication that the design professional who prepared the ES&PC Plan is to inspect the installation of BMP's within 7 days after initial construction activity begins.**
- **77. Include primary permittee's certification and signature in accordance with section V.G.2.d. of the permit.**
- **78. Indication that amendments/revisions to the ES&PC Plan which have a significant effect on BMP's with a hydraulic component must be certified by the design professional.**
- **79. Description of the nature of construction activity. For detailed sequencing construction plans, a separate narrative may be required for each phase. Provide detailed description of existing land use at project site and description of proposed project. Include address, land lot, and district numbers for site location on ESPCP note sheet.**
- **80. Description and chart or timeline of the intended sequence of major activities which disturb soils for the major portions of the site. Provide a detailed construction activity schedule that includes:**
 - **Starting and completion dates**
 - **Initial erosion control BMPs installation**
 - **Intermediate erosion control BMPs**
 - **Final phase E&SC BMPs**
 - **Maintenance of E&SC practices**
 - **Demolition**
 - **Clearing and grubbing**
 - **Grading**
 - **Storm and sanitary sewer installation**
 - **Paving**
 - **Building Construction**
 - **Temporary grassing @ 14 day intervals**
 - **Permanent grassing @ 30 day intervals**
 - **Final Clean-Up**
- **81. An estimate of the runoff coefficient or peak discharge flow of the site prior to and after construction activities are completed.**

For the following asterisked, (*) items, please pay close attention to NPDES permitting requirements outlined in the wording provided in GAR100001 (2) (3).

- ***82. Description of the measures that will be installed during the construction process to control pollutants in storm water that will occur after construction operations have been completed.**
- ***83. Indication that waste materials shall not be discharged to waters of the State, except as authorized by a Section 404 permit.**
- ***84. Documentation that the ES&PC Plan is in compliance with waste disposal, sanitary sewer, or septic tank regulations.**
- ***85. BMP's for the remediation of all petroleum spills and leaks.**
- ***86. Details on required inspections and record keeping by the primary permittee.**

- ***87. Description of analytical methods to be used to collect and analyze the samples from each location.**
- ***88. Appendix B rationale for outfall sampling points where applicable. Provide chart & circle applicable value(s) for each sampling location.**
- ***89. Information on sampling frequency and reporting requirements.**
- **90. Provide land lot and district numbers for site location. Describe critical areas and any additional measures [BMP defenses, or project sequencing] that will be utilized for these areas. Critical areas may include roadway or utility crossings at Waters of the State, disturbances inside buffer areas; plans should demonstrate how contractor will access and withdraw from, stabilize, and restore these buffer encroachment areas after construction. Any proposed scope items requiring an approved buffer variance from GA EPD or the City must be properly identified, and a copy of the variance provided in the plan set. If the proposed work being done under an exempt category, cite the basis for the exemption on the plans.**
- **91. Provide name, address and phone number of primary permittee.**
- **92. Note total and disturbed acreage of the project of phase under construction. For sites that are one (1) acre or larger, phase E&SC plans into an initial perimeter control E&SC plan, intermediate E&SC plan for grading and drainage, and a final phase E&SC plan.**
 - **Each phase of the E&SC plan should be shown on a separate page.**
 - **The initial phase should show all BMPs necessary to prevent sediment from leaving the project site during the beginning of the project [demolition and/or site clearing] and any tree-save fencing that may be required. These practices should include construction exits, Type C silt fence, storm drainage inlet protection, and other measures shown with the existing contours. Depending on proposed scope and project critical path scheduling, permanent detention or sediment storage facilities may be required earlier than normal for some projects.**
 - **The intermediate phase should include all BMPs necessary to prevent sediment from leaving the site and provide the required 67 cubic yards per acre sediment storage for major grading operations. These BMP defenses may include temporary sediment basins, excavated inlet sediment traps, or retrofitted detention ponds. Additional measures include stone check dams, temporary down drains, diversion channels, storm drainage inlet protection, temporary and permanent grassing. This phase normally includes transition from temporary means of sediment storage to permanent on-site stormwater collection and detention systems.**
 - **The final phase plan should include such practices as outfall protection, revised inlet protection, permanent grassing, matting, etc.**
- **93. Clearly note statement in bold letters- “The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures and practices prior to, or concurrent with, land disturbing activities.”**

- **94. Clearly note maintenance statement in bold letters- “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.”**
- **95. Clearly not the statement in bold letters- “Any disturbed area left exposed for a period greater than 14 days shall be stabilized with mulch or temporary seeding.”**
- **96. The following City of Atlanta standard notes should be included in the E&SC plans:**
 - **On the cover sheet, note “ Prior to land-disturbing activities, the Contractor shall schedule a pre-construction meeting with the area Erosion Control inspector. Call (404) 546-1300 to contact the inspector.**
 - **“Any disturbed areas remaining idle for 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 erosion and sediment control measures shall be installed if determined necessary by on-site inspection.”**
 - **“Silt fence shall meet the requirements of Section 171 – Type C temporary silt fence, of the Georgia Department of Transportation Standard Specifications, 1993 edition, and be wire reinforced.”**
- **97. Provide detailed drawings for all structural practices. Specifications must, at a minimum, meet the guidelines set forth in the Manual for Erosion and Sediment Control in Georgia. For designed structural practices [such as Rt, Sd3, Sd2-Ex, St, Dn1, Sr] provide ALL required information and figures with dimensions from the Manual. For all structural practices, list the maintenance requirements for EACH BMP, and show on detail sheet.**
- **98. Provide vegetative plan, noting all temporary and permanent vegetative practices. Include species, planting dates and seeding, fertilizer, lime and mulching rates. Vegetative plan shall be site specific for appropriate time of year that seeding will take place and for the appropriate geographic region of Georgia. The vegetative plan must include a MINIMUM of two (2) cool and two (2) warm season grasses.**
- **99. Pre-Construction Notification [PCN] MAY be required to the Northern Section offices of the U.S. Army Corps of Engineers for stream channel and streambank buffer or wetlands impacts within the proposed project scope. Please provide copies of all correspondence and any remediation requirements as a condition of Corps permit approval. Please be sure and check the most recent Savannah District Regional permitting conditions.**

Work in the Public Right-of-Way

- **100. Installation of sidewalk along public right-of-way is required by City of Atlanta code (Section 138). Sidewalks, concrete curb and gutter and granite curb shall conform to the City of Atlanta Standard Details. Identify sidewalks, curb and standard details on the grading plans. The back of the sidewalk shall be located at the property line.**
- **101. Add the following note to the site and grading plans: “At all points along the public right of way where the existing curb height is less than 5 inches high, the existing curb shall be removed and replaced or reset to minimum City of Atlanta requirements and the sidewalk replaced.”**

- **102. Concrete driveway aprons with flares are required by City of Atlanta code (Section 138), and shall conform to the City of Atlanta Standard Details. Identify concrete driveway aprons on the grading plans. The back of the driveway apron shall be located at the property line.**
- **103. Streets Proposed for Dedication to COA**
 - **All vertical curves shall be symmetrical**
 - **Maximum rate of change for vertical grade shall be 4ft per 100-ft for streets with R-O-W widths of at least 40-ft, and 6ft per 100-ft for streets with R-O-W widths of 32-ft.**
 - **Pavement section shall conform to the City of Atlanta Standard Details, and shall be shown on the plans.**
- **104. Add the following note to the site plan: “Prior to the dedication and acceptance of sanitary sewer, storm sewer or street infrastructure to the City of Atlanta, “as built” drawings and 3-year maintenance bonds are required. The street construction shall demonstrate adequate compaction with professional testing and reports prepared by a Georgia registered Professional Civil Engineer. The sanitary sewer installation shall include an internal television inspection, a successful mandrell pull and successful leak-down pressure test.”**

PERMITS, BONDS, AGREEMENTS AND FEES

Boilerplate agreements and forms are available from the Office of Site Development and Policy located in Suite 4400 City Hall (call 404-330-6249).

Permits

- **105. A Haul Route Permit is required from the Bureau of Traffic and Transportation (404-330-6501) when more than 500 cubic yards of material is hauled to or from the site.**
- **106. A Qualified Contractor Permit is required from the Traffic and Transportation Section (404-330-6501) of Public Works for construction of new sewer connection, sidewalks, driveway apron or other work in the public right-of-way. Requires proof of an in-force general liability insurance policy in the amount of \$3 million, and valid business license and payment of applicable fees. The City of Atlanta shall be shown as the certificate holder on the policy.**
- **107. A Georgia Department of Transportation (GDOT) Permit is required from GDOT for work in the public right of way on a State Route.**

Bonds

- **108. 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. This Surety Bond must have a raised seal and bond number.**

- **109. An original copy of a 3-year Maintenance Bond is required for proposed sewer and streets that will be dedicated to the City of Atlanta. Bonds are to be provided after construction and as a condition of acceptance for infrastructure to be dedicated.**

Agreements

- **110. An indemnity agreement, signed by the property owner, is required for storm water detention facilities. The total package includes:**
 - The signed agreement
 - Written legal description of the property parcel
 - Photocopy of the storm water detention facility as shown on the grading plan
 - Photocopy of the outlet control structure detail from the plans or hydrology report
 - The entire package shall be on 8.5-inch by 11-inch sheets. The entire package shall be filed for recording in the Fulton County or DeKalb County clerk’s office, as applicable. Submit the original recorded document to the Site Development Section.
 - Submit the indemnity agreement and photocopied attachments for recording after the site plan has been approved.
- **111. Show proposed easements on site plan. Any easement agreements required for off-site construction or for construction of public facilities not located in the public right-way shall be obtained by the property owner or developer and submitted to the Site Development Section. A copy is acceptable for easement agreements between private properties. The original easement agreement [signed and recorded in the Fulton County or DeKalb County clerk’s office] is required for public facilities.**

Site Development Fees

Note: Fees will be calculated by the plan reviewer after approval of the site plan

- **112. Multi-family Residential and Commercial Development Fees**

○ Site plan review	\$550 per site
○ Site inspection	\$830 per site
○ Driveway and sidewalk inspections	\$2.50 per LF
○ National Pollutant Discharge Elimination System (NPDES)	\$40 per disturbed acre
○ Qualified contractor permit	Fee varies
- **113. Pipe Inspection Fees – Multi-Family, Commercial and Subdivisions**

○ Storm drains 12-inch diameter and larger	\$0.25 per LF
○ Sanitary sewers 8-inch diameter and larger	\$1.00 per LF
○ Inspection of new sewer connection	\$40 each
○ Inspection of all other sewer structures	\$5 each
- **114. Subdivision Development Fees**

○ Subdivision plan review	\$50.00 per lot
○ Curb and gutter installation	\$0.50 per LF
○ Street Paving	\$2 per SYD
○ Subdivision site inspection	\$130 per lot
○ Subdivision plan review	\$100 per lot

PLAN SUBMITTALS

- **115. Refer to the red-lined plans enclosed with this checklist for additional site plan review comments. Resubmit the revised plans, the red-lined plans, and this checklist directly to the Site Development Section. An additional set is required for secondary review and comment by 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”).**

- **116. Other:**