



SITE DEVELOPMENT PLAN REVIEW – AGRICULTURE DISTRICT

Cover Sheet Requirements:

- ☐ Specify in title: "Site Development Plans"
- ☐ Name, address and phone number of primary permittee (Owner or Developer)
- ☐ Engineer's/Surveyor's name, address and phone number
- ☐ Engineer or surveyor stamp and original signature
- ☐ Provide a Level II Certified Plan Preparer Design professional's certification statement and signature that the site was visited prior to development of the Plan *OCGA 12-7-9*; the name and GSWCC Level II certification number
- ☐ Name and number of 24-hour contact specifically responsible for erosion and sediment control
- ☐ Site acreage & disturbed acreage
- ☐ **Zoning Conditions:** Official signed zoning resolution or formal letter (e.g. ZA, CUP approval, etc.) shall be photocopied on plans. Visit the CSS Portal at www.forsythco.com – Planning and Community Development page, for these documents.
- ☐ Indicate provisions of water supply & sewage disposal
- ☐ If the development is approved for on-site septic provide the following note:
"The necessary septic system components including: a settling tank, drain field, and back-up drain field must be provided within the boundaries of each individual lot."
- ☐ Articles II - V: *Unified Development Code Chapter 21 Overlay Districts*
Note that: Article II - V Overlay Districts, do not apply or provide notes regarding the applicability
- ☐ If the site contains wetlands:
"This site contains wetlands. The applicant will first obtain a wetland alteration Section 404 Permit from the Corps of Engineers prior to disturbing any jurisdictional wetlands."

Include these statements in **bold** font:

- ☐ **"Construction waste and/or vegetative material may not be burned or buried and must be taken to a state approved landfill"**
- ☐ **"Per UDC 10-1.13 outside construction shall be limited to the hours of 7:00 AM to 7:00 PM Monday to Friday; 8:00 AM to 6:00 PM Saturday; and there will be no outside construction on Sunday"**
- ☐ **"All structures will comply with the Fire Separation Distance requirements of the International Building Code as adopted and amended by the GA Department of Community Affairs. Approval of this permit will not justify any deviation from the required Fire Separation Distances."**
- ☐ **"Required landscaping must be in place prior to the approval of an As-Built"**
- ☐ **"As-built required for CO prior to final building inspection"**

Plan Requirements: *UDC Chapter 18, Table 18.2*

- ☐ The plans shall be no larger than twenty-four (24) inches by thirty-six (36) inches in size.
- ☐ The proposed plan shall be drawn to an engineer's scale of 1 inch = 100 ft minimum
- ☐ Each sheet shall contain a title block with the name of the project, graphic scale, and north arrow
- ☐ Plan should be designed from closed boundary survey including:
 - ☐ Reference to PINs
 - ☐ Street right of ways
 - ☐ Street names

Minimum Performance Standards:

- ☐ Performance Standards for A1 District
- ☐ Incorporate zoning conditions into the plan
- ☐ Demonstrate compliance and reference condition #
- ☐ Minimum buffer on side and rear (for commercial uses) 25-feet *UDC Ch 15 Table 15.2*
- ☐ Delineate and label all zoning district buffers *UDC Ch 18-10.5 Buffer Controls by Type*
 - ☐ All approved utility or access crossings must be perpendicular
 - ☐ *Add note to plan: "This buffer must remain undisturbed then supplemented to buffer standards"; or*
 - ☐ *Add note to plan: "This buffer may be disturbed and replanted to buffer standards"*
- ☐ Delineate and label state or jurisdictional waters – *UDC Chapter 18-11*
 - ☐ 50' undisturbed vegetative buffer
 - ☐ 75' impervious setback
- ☐ Delineate the building envelope including front, side, and rear setbacks
- ☐ Building separation – delineate and label the distance between structures
- ☐ Delineate the dimensions of all existing and proposed structures or additions to existing structures
 - ☐ Label the square footage (*break up for individual uses*)
 - ☐ Label the proposed use
- ☐ Delineate and label all proposed impervious areas
- ☐ Delineate and label pavement widths
- ☐ Delineate and label the location, dimensions, and purpose of all easements
- ☐ Designate any areas reserved for future phases, future construction

Parking Regulations: *UDC Chapter 17*

- ☐ Drawing must delineate and label: parking spaces and dimensions: minimum of 9' x 18'
- ☐ Site shall provide the minimum number of parking spaces
- ☐ Ground mounted equipment, such as power transformers and light poles, and any impervious surfaces are prohibited within required landscape parking islands
- ☐ Parking shall not be provided in quantities greater than 25% of minimums
- ☐ Parking areas shall be surfaced with a dust-free surface
- ☐ Delineate and label dimensions for Accessible parking spaces
- ☐ Delineate and label designated parking area for construction vehicles – *UDC Ch. 17-6.5*

Outdoor Lighting: *UDC Chapter 16-4.26* Outdoor lighting shall be designed to provide the minimum lighting necessary to ensure adequate safety and not cause glare onto adjacent properties and right-of-way

- ☐ Include photometric data with property lines for review
- ☐ Include cut-sheets for fixtures and poles with selected options clearly specified
- ☐ Specify location of fixtures
- ☐ Specify height of fixtures – limited to 20-feet including mounting base and fixture
- ☐ Full cutoff fixtures unless pedestrian lighting is specified
- ☐ Pedestrian lighting - If less than 14' may be cutoff or semi-cutoff design
- ☐ Light spillage not to exceed 1 foot-candle beyond residential property line
- ☐ Light spillage not to exceed 2 foot-candles along a street or nonresidential property line

Additional Requirements:

- ☐ Comprehensive Plan
- ☐ Commercial Athletic Fields, Outdoor *UDC 16-4.6*
- ☐ Special Events & Special Event Facilities *UDC 15-3*
- ☐ 2025 Bike and Ped Plan
- ☐ North Subarea Trails Master Plan
- ☐ Churches, Temples, Synagogues and Places of Worship *UDC 16-4.27*
- ☐ Fences and Walls *UDC Chapter 16-4.14*
- ☐ Metropolitan River Protection (MRPA) *OCGA 12-5-440 et seq*
- ☐ Setback from Georgia Highway 400 *UDC Chapter 10-1.10*
- ☐ Georgia Highway 400 Buffer *UDC Chapter 18-10.5(B)*
- ☐ Conditional Use Permit

- ✓ A conditional use is required for any establishment conducting around the clock business hours.
- ✓ Certain specific uses are regulated by Chapter 16 of the Unified Development Code.

Final approval process CSS submittal: Revise the plan to address the issues identified in the plan review comments. When uploading the revised plan, attach a comment response letter or a narrative describing the complete scope of each revision. Please be aware that if all review comments have not been addressed the plans must be re-uploaded and re-reviewed by all required staff reviewers. Remember to provide adequate space for digital stamp approvals on the cover sheet and sign all certifications. Once the project has been approved by all required departments, please download and print five (5) full sets of the stamped approved plans and deliver them to the Department of Planning & Community Development for final permitting.

Please submit the following to Planning & Community Development Department for final approval:

1. Copy of NOI filed with EPD and payment of NPDES fee (*If applicable*)
The EPD form can be obtained from their website: <http://www.epd.ga.org>
2. Submit the Forsyth County portion of NPDES fee (\$40 per disturbed acre)