# RESIDENTIAL SITE PLAN REQUIREMENTS

Community Development
Dunwoody
Smart people – Smart city
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The following is a list of the most common requirements for site plans when preparing to begin a residential project. Items on this list may not be applicable in all circumstances. There may also be requirements that are not listed here and will be addressed in the review. **You are required to submit this checklist, completed, with all application submittals.**

## Demolition Plan Requirements:

- ❑ Property boundaries
- ❑ Site topography
- ❑ Finished floor elevation, if demolishing house
- ❑ Existing improvements (such as house, hardscape, utilities, septic tank and field, drainage facilities, streets, etc.)
- ❑ Proposed demolition
- ❑ Existing easements (sanitary, storm, 25' state waters buffer, 75' stream buffer, floodplain) or statements that none exist

## Construction Plan Requirements:

- ❑ Property boundaries
- ❑ Site topography
- ❑ Existing improvements (such as house, hardscape, utilities, septic tank and field, drainage facilities, streets, etc.)
- ❑ Items to be demolished should not appear on this plan
- ❑ Existing easements (sanitary, storm, 25' state waters buffer, 75' stream buffer, floodplain, etc.) or statements that none exist
- ❑ Zoning and required setbacks
- ❑ Pre- & post-construction impervious surface ratios (ISR)
- ❑ Number of existing trees *and* number of trees to be removed
- ❑ Location of tree protection fencing
- ❑ Finished floor elevation, if replacing a demolished house
- ❑ Proposed landscaping
- ❑ Location of proposed and existing outdoor lighting. If none, statement that none are existing or proposed
  - ❑ Description of all illuminating devices, fixtures, lamps, supports, reflectors. The description may include, but is not limited to catalog cuts and illustrations by manufacturers
- ❑ Total lot area in square feet or acres
- ❑ Total disturbed area in square feet or acres
- ❑ Proposed buildings (include proposed height) and hardscape
- ❑ Proposed grading and drainage improvements
- ❑ Demonstrate compliance with grade separation and positive drainage requirements of the International Residential Code R401.3, R403.1.7.3 and R404.1.6
- ❑ Proposed water quality improvements if over 5,000 square feet of new or replacement impervious area or if over 1 acre of land disturbance. Provide calculations if applicable
- ❑ Proposed retaining walls
  - Retaining wall profiles including specifications for reinforcement, concrete, compaction, geogrid, etc. (if applicable)
  - Sealed calculations that include, but not limited to dimensions, reinforcing, loading, loading results, stability ratios, safety factors, and design criteria.
  - Section view of construction of wall and surrounding elements.

- ❑ Show all necessary Erosion, Sedimentation & Pollution Control Devices (silt fence downhill of land disturbance, seeding and mulching of disturbed areas, construction entrance/exit, etc.)