

# Fayette County

## Atlanta MSA

2003 Population Estimate 98,914; +7.7% change from 2000 Census.

Not a Tree City USA.

No tree board established by ordinance.

### Development Regulations, ARTICLE VI. TREE RETENTION, PROTECTION AND REPLACEMENT and ARTICLE V. BUFFER AND LANDSCAPE REQUIREMENTS, ARTICLE VII. WATERSHED PROTECTION ORDINANCE

Tree regulations first adopted 1989. Last revised 2001.

Addresses private property.

Includes buffer and landscape requirements.

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**ARTICLE VI. TREE RETENTION, PROTECTION AND REPLACEMENT**

(Came into existence on 12/14/89)

**Sec. 8-176. Purpose** This Article shall be known as the Fayette County Tree Protection Ordinance. The purpose of this Article is to protect the rural and wooded character of Fayette County through the preservation and replanting of trees when new development occurs. In wake of Fayette County's rapid development, the goal of this ordinance is to create a uniform standard related to tree coverage. Trees are a valuable asset to the rural/urban environment of Fayette County and can generate such benefits as:

- A. the purification of air.
- B. the moderation of the microclimate.
- C. the reduction of noise and glare.
- D. the conservation of energy in terms of heating and cooling.
- E. the prevention of soil erosion.
- F. reduced costs in terms of storm water management.
- G. the minimization of flood potential.
- H. improved water quality.
- I. the enhancement and stabilization of property values.
- J. increased aesthetics.
- K. the preservation of rural character.

**Sec. 8-177. Definitions.**

The following definitions of terms shall apply to the Fayette County Tree Protection Ordinance.

- A. Buffer. A portion of a tract which is set aside to provide a perceived or actual visual separation between the use on the tract and abutting tracts or through the use of natural vegetation or other means including replanting or the provision of supplemental plantings or other visual screening elements or noise attenuation devices.
- B. Clearing. An activity which removes or disturbs the vegetative cover including trees.
- C. Crown Dripline. A vertical line extending from the outer surface of a tree's branch tips to the ground.
- D. Deciduous Tree. Any tree which drops its leaves at the end of the growing season.
- E. Dripline Area. The total area underneath a tree which would encompass all driplines.
- F. DBH. Diameter-at-breast-height is a standard measure of tree size, and is the trunk diameter measured in inches at a height of 4 ½ feet above the ground. If a tree splits into multiple trunks below 4 ½ feet, then each trunk is measured as a separate tree. A tree which splits into multiple trunks above 4 ½ feet is measured as a single tree at 4 ½ feet.
- G. Evergreen. Any tree which retains its green foliage throughout the year.
- H. Land-disturbing activity. Any land change which may result in soil erosion from water or wind and the movement of sediment into State water or onto lands within the State, including, but not limited to, clearing, dredging, grading, excavating, transporting and filling of land, other than federal lands.
- I. Land Disturbance Permit. A permit issued to authorize clearing, dredging, grading, excavating, transporting and filling of land.
- J. Landscaping. Any additions to the natural features of a plot of ground to restore construction disturbance and to make it more attractive, as by adding lawns, trees and shrubs, etc., to the natural environment.
- K. Landscape Areas. An area set aside for the installation and maintenance of ornamental planting materials.

- L. Natural Vegetation. Natural vegetation shall connote a generally undisturbed, maintenance-free, self-perpetuating stand of vegetation comprised of indigenous shrubs, flowers, wild grasses and trees.
- M. Natural Vegetation Area. The areas within the boundaries of a given lot which is devoted to natural vegetation.
- N. Protection Area. All land which falls outside the buildable area of a parcel, all areas of the parcel required to remain in open space, the critical root zone beneath a tree or clusters of trees to be retained, and/or all areas required as landscaping strips or buffers according to the provisions of the Fayette County Zoning Regulations, or conditions of zoning approval. (Ord. No. 2000-02)
- O. Shrub. A woody plants or bush of relatively low height (2-6 feet), distinguished from a tree by having several stems rather than a single trunk.
- P. Soil Erosion and Sediment Control Permit. A permit which authorizes the applicant to begin construction of soil erosion and sediment control measures and structures prior to beginning major clearing and grading while taking the adequate steps to limit the soil erosion, control the movement of sediment from the site and follow the best management practices as required by Fayette County Ordinances.
- Q. Specimen Tree or Stand. Any tree or grouping of trees which has been determined to be of high value because of its species, size, age, or location. General criteria for the determination of specimen trees or stands are as follows:
1. Any deciduous canopy tree whose DBH equals or exceeds thirty (30) inches.
  2. Any evergreen canopy tree whose DBH equals or exceeds twenty-four (24) inches.
  3. Any understory tree whose DBH equals or exceeds ten (10) inches.
  4. Any tree which has a significant historical value and can be documented through historical records or otherwise. (Ord. No. 2000-02)
- R. Understory Tree. Any tree or woody plant which is of lesser height and spread than surrounding evergreens or deciduous trees but which still provides shade and a degree of the protection to the earth and vegetation beneath it. Examples include dogwood, cherry, red bud, sassafras, crabapple, pear, American holly, red cedar, or magnolia. (Ord. No. 2000-02)

- S. Native Species. Any tree species that originated in a particular place or region. For the purposes of this ordinance, a tree species is considered to be native to Fayette County if it is listed in Native Trees of Georgia, Georgia Forestry Commission, 1996 (as amended to date) and considered indigenous to Plant Hardiness Zone II (the Piedmont Region) as shown in Landscape Plant Materials for Georgia, Bulletin 625, University of Georgia Cooperative Extension Service, 1988 (as amended to date). (Ord. No. 2000-02)
  
- T. Tree Density Units (TDU). A unit of measurement for tree density. For existing trees designated to remain, total Existing TDU's = Sum of tree diameters (DBH) in inches. For replacement trees, total Replacement TDU's = Sum of tree diameters (measured at least six (6) inches above the ground) divided by 2. Replacement trees are worth half the TDU's of existing trees. Any other new trees planted will be given credited towards the requirement at a rate of one (1) TDU per inch of trunk diameter, similar to existing trees. (Ord. No. 2000-02)
  
- U. Critical Root Zone (CRZ): The total area contained within a circle that surrounds the trunk of a tree. The radius of the circle, measured from the trunk of the tree, shall be equal to one and one half (1.5) feet per caliper inch of tree. For pines, the radius of the circle shall be equal to one half (0.5) feet per caliper inch of tree. (Ord. No. 2000-02)
  
- V. Replacement Tree: Any tree planted to replace TDU's of specimen trees removed. (Ord. No. 2000-02)

**Sec. 8-178 Applicability.** This ordinance shall apply to any activity which requires a Land Disturbance Permit or Soil Erosion and Sediment Control Permit. Exemptions from the Fayette County Tree Protection Ordinance are:

- A. property containing dead, diseased, or infested trees as determined by the Georgia Forestry Commission or a certified arborist.
  
  - B. orchards and tree nurseries in active commercial operation.
  
  - C. all property involved in a viable agricultural operation (establishment, cultivation, or harvesting of fields), livestock operation, or commercial forestry operation.
  
  - D. Reserved.
  
  - E. the construction of detached single-family and two-family residential structures or accessory structures.
  
  - F. public roads and public utilities.
- (Ord. No. 2000-02)

**Sec. 8-179. Procedure.** For non-residential, single lot development, a Tree Protection Plan (TPP) must be submitted to the Fayette County Engineering Department for review

to ascertain conformance to the Fayette County Tree Protection Ordinance upon application for a Land Disturbance Permit or a Soil Erosion and Sediment Control Permit. The TPP may be combined with required Construction Plans or Site Plans when possible. For residential subdivision development or non-residential subdivision development, a TPP must be provided when the Preliminary Plat is submitted. It is advised that a qualified Landscape Architect, Urban Forester, or Arborist prepare the TPP. The Georgia Department of Forestry can assist in a tree survey in preparation of the TPP. The TPP must include:

- A. the location of all-existing trees and specimen trees which will be retained to fulfill density requirements and their size, dripline area and species (common name). Five or more trees whose dripline combine into one tree protection area may be outlined as a group and their number, size and species listed in a summary table. If construction is limited to streets, drainage easements and utilities the TPP only needs to show all specimen trees located within 100 feet of the centerline of any right-of-way, or drainage/utility easements. (Ord. No. 2000-02)
- B. the location of all new trees to be planted to fulfill density requirements and their species.
- C. the boundaries of all required buffer areas.
- D. the boundaries of all landscaped areas.
- E. the boundaries of all proposed buildings.
- F. the boundaries of all vehicle use areas.
- G. the location of any specimen trees designated for removal during construction must be shown along with the trees size (DBH) and species name (common name). Written justification must be given for any specimen tree designated for removal. The County Engineer may require additional information including, but not limited to, a certified arborist's appraisal of the tree's viability and anticipated life span. A specimen tree may be removed if it is shown that at least one of the following conditions are met:
  - 1. The location of the tree prevents the opening of reasonable and necessary vehicular traffic lanes.
  - 2. The location of the tree prevents the construction of utility lines or drainage facilities which may not feasibly be relocated.
  - 3. The location of the tree prevents reasonable access to the property, if no alternate access exists.
  - 4. The tree is diseased, dead, or dying to the point that repair or restoration is not practical or the disease may be transmitted to other trees

5. There is no reasonable assurance that if the tree is saved with proper construction precautions, it will continue to live as an asset to the site.  
(Ord. No. 2000-02)

A TPP shall be submitted to the Fayette County Engineering Department prior to permit application so that a representative of that department can:

- A. conduct a preliminary review of the TPP/Site Plan.
- B. return the TPP/Site Plan either approved or with notations of changes which must be made before a Land Disturbance Permit or Soil Erosion and Sediment Control Permit can be issued.

The Engineering Department will follow this review by returning the TPP with signature and comments denoting approval or disapproval with required change, within fifteen (15) working days of the submission of the TPP.

(Ord. No. 2000-02)

#### COMPLIANCE

It is the responsibility of the Fayette County Engineering Department to review the TPP to ascertain compliance with the provisions of this Section before a Land Disturbance or Soil Erosion and Sediment Control Permit will be issued. It is the responsibility of the Fayette County Engineering Department to conduct a final inspection for compliance with this section before a Certificate of Occupancy will be granted. The Fayette County Engineer or his representatives have the authority to revoke, suspend, or void any Land Disturbance Permit or Soil Erosion and Sediment Control Permit, stop all work on site or any portion thereof, or withhold a Certificate of Occupancy when there has been a violation of any of the provisions of this Section.

#### APPEAL PROCEDURE

Any applicant for a Land Disturbance Permit, a Soil Erosion and Sediment Control Permit, or Certificate of Occupancy who is aggrieved by any decision of the Fayette County Engineering Department relating to the application of this Ordinance shall have the right to appeal as provided under Article IX of the Fayette County Zoning Ordinance.

**Sec. 8-180. Tree Density Requirements.** Property subject to this Article that is greater than or equal to 3.0 acres shall have or exceed an average existing tree density of one-hundred (100) TDU's per acre. Property subject to this Article that is less than 3.0 acres shall have or exceed an average existing tree density of fifty (50) TDU's per acre. Existing trees, which will be retained, will be given credit toward this requirement at the rate of one (1) TDU per inch DBH (diameter-at-breast-height). Replacement trees will be given credit toward this requirement using a trunk measurement which is no less than six (6) inches from the ground at the rate of 1 TDU per two (2) inches of trunk diameter. Replacement trees are worth half as many TDU's as existing trees. Any other new trees planted will be given credited towards the requirement at a rate of one (1) TDU per inch of trunk diameter, similar existing trees. At least fifty percent of the TDU's per acre must be located outside of any natural, undisturbed or watershed protection buffers required by Articles V and VII of these development regulations. Residential and non-residential subdivision development projects are exempt from Tree Density Requirements.  
(Ord. No. 2000-02)

**Sec. 8-181. Tree Protection Requirements.** Certain tree protection measures will be mandatory to assure the survival of existing trees and stands of trees during and after the construction process. It is more feasible to save stands of trees than it is to save single trees scattered throughout the site. Stands of trees have been shown to have higher survival rate after the grading and construction process as opposed to single stand-alone trees. A tree protection area shall be maintained around all trees and stands of trees to be retained. The tree protection area shall be the same as the critical root zone (CRZ), as defined in this ordinance. The tree protection area shall be marked with standard tree protection fencing (orange) or stakes, continuous engineering tape and "Tree Protection Area" signs. No land disturbance, construction processes, or storage of equipment or materials will be allowed to take place within the tree protection area. The construction and grading process can cause damages such as:

- A. direct physical root damage
- B. indirect root damage
- C. trunk and crown damage

Direct physical root damage occurs during site clearing and grading and can cause transport or feeder roots to be cut, torn, or removed. Indirect root damage can occur from grade changes, storage of fill material, soil compaction and soil chemical changes. Trunk and crown damage commonly occurs through direct contact with land clearing machinery or from the falling of adjacent trees.

(Ord. No. 2000-02)

**Sec. 8-182. Guidelines for Tree Protection.** Listed below are guidelines for tree protection to be followed during the grading and construction process.

- A. All individual stand-alone trees to be retained on the site must be marked with orange engineering tape tied around the trunk of the tree at a height of five (5) feet above the ground.
- B. The tree protection area (CRZ) of stand-alone trees and stands of trees will be marked with standard tree protection fencing (orange) or four (4) foot silt fence stakes placed at an interval of every ten (10) feet and orange engineering tape strung from the top of stake to stake. At least two (2) "Tree Protection Area" signs shall be posted at each individual tree protection area. No construction activities will be allowed within the tree protection area. (Ord. No. 2000-02)
- C. During subdivision street construction, land disturbance allowed by a development permit shall be limited to areas needed for street right-of-way, drainage easements and utilities. All other areas will be considered a tree protection area. If at all possible utilities will run along streets. If utilities must run through the tree protection area and the running of those utilities will encroach into the critical root zone (CRZ) of any trees to be saved, the utility must be tunneled at a depth of twenty-four (24) inches. Reasonable efforts shall be made to save as many trees as possible. (Ord. No. 2000-02)
- D. Generally the tree protection area should be maintained as a natural vegetation area or at least an area landscaped with shrubs or understory trees when possible and mulched with either pine straw or pine bark. This is not mandatory. The seeding or sodding of grass in the tree protection area is undesirable. Trees and grass compete for moisture and nutrients in the soil. Mulching shall be limited to a maximum depth of four (4) inches and mulch shall be dispersed by methods that do not involve heavy machinery. (Ord. No. 2000-02)
- E. In most cases overstory trees should be removed and replaced with an understory tree if they will be within twenty (20) feet of any structure. This is due to the extensive land disturbance which occurs within and around trees within twenty (20) feet of a structure are to be saved special attention should be given to the protection to reduce potential damage to the protection of the critical root zone and the pruning of the tree situations such as this the Georgia Forestry Commission or a certified arborist should be contacted for technical assistance. Overstory trees within twenty (20) feet of a structure can cause problems such as:
1. the clogging of gutters from falling leaves and debris.
  2. the cracking of foundations from roots.
  3. leaks caused by the rubbing of limbs on roofs.

4. costly expenditures in terms of the removal of trees if damaged by the construction process.

5. excessive mildew.  
(Ord. No. 2000-02)

F. In most cases overstory trees within ten (10) feet of a paved driveway should be removed and replaced with an understory tree or the driveway should be moved to another location unless special attention is given to the protection of the critical root zone. This is not mandatory. In special situations such as this the Georgia Forestry Commission or a certified arborist should be contacted for technical assistance. Overstory trees within ten (10) feet of a driveway can cause problems such as:

1. the pavement of a driveway suffocating the tree or trees by causing a decrease in soil oxygen levels.

2. the roots of specimen trees cracking driveways.  
(Ord. No. 2000-02)

G. When possible all underground utilities will be run along roadways, driveways, or sidewalks. Utilities shall not be run through a tree protection area unless they are tunneled at a depth of twenty-four (24) inches in a manner which will damage as little of the root system as possible.

H. If it is determined that irreparable damage has occurred to a tree or trees within a designated tree protecting area, as determined by the Fayette County Engineer, the Georgia Forestry Commission, or a certified arborist, then it shall be the responsibility of the developer/builder to remove and replace the tree or trees and guarantee survival after the issuance of the Certificate of Occupancy. In the event that the requirements of this Article cannot be met at the time that a Certificate of Occupancy could be otherwise granted then refer to "Buffer and Landscape Areas," Sections 8-163 Performance Surety and 8-164 General Maintenance, in these Development Regulations. (Ord. No. 2000-02)

**Sec. 8-183. Guidelines for Tree Replacement.** In some cases tree replacement will be necessary to fulfill the Tree Density Requirement. Although the preservation of existing trees is important it is also important to replenish the rural/urban forest as development occurs with new trees to ensure the presence of trees for generations to come. Listed below are guidelines for tree replacement to be followed after the construction process.

A. All trees selected for replacement must be quality specimens free of disease, injury, or infestation, and must be ecologically compatible with the specifically intended growing area (see Section 8-184 (A), (B), and (C)) and planted in accordance with standards established by the International Society of Arboriculture.

- B. All trees planted to fulfill the Tree Density Requirements must be in place before a Certificate of Occupancy may be granted. In the event that the requirements of this Article cannot be met at the time a Certificate of Occupancy could be otherwise granted then refer to "Buffer and Landscape Areas," Section 8-163 Performance Surety, in these Development Regulations. (Ord. No. 2000-02)
- C. All trees planted under the requirements of this Article which do not survive for twenty four (24) months after issuance of a Certificate of Occupancy will be replaced as a condition of occupancy. Trees shall be bonded via a maintenance agreement and a certified check in the amount of one hundred percent (100%) of their replacement cost. Bonds will be released after the twenty-four (24) month period has passed, and the health of the trees have been certified and accepted by the County. Refer to "Buffer and Landscape Areas," Section 8-164 General Maintenance, in these Development Regulations. (Ord. No. 2000-02)
- D. Trees should not be planted within twenty (20) feet of any structure or within ten (10) feet of a paved driveway unless they are understory trees. (Ord. No. 2000-02)
- E. A fifty (50) per cent mix of overstory and understory trees shall be maintained. See Sec. 8-184 for a listing of desirable and undesirable overstory and understory trees. (Ord. No. 2000-02)
- F. Evergreen trees planted should be planted closely together on the northwestern and northern perimeters of buildings to buffer structures from northern winter winds. This is not mandatory. (Source: National Arbor Day Foundation) (Ord. No. 2000-02)
- G. Deciduous (broadleaf) specimen trees should be planted along the southwestern and eastern perimeters of buildings as shade structures in the summer and allow sunlight to pass through in the winter. This is not mandatory, (Source: Nation Arbor Day Foundation) (Ord. No. 2000-02)
- H. Where minimum tree density cannot be met due to natural site constraints, the developer/builder shall provide remaining balance of required trees for planting on county property.
- I. At least seventy-five (75) percent of the trees planted must be native trees as indicated in the list of trees suitable for planting. (Ord. No. 2000-02)
- J. At least 75% of all trees planted shall be at least two (2) inches in diameter as measured at least six (6) inches above the ground. (Ord. No. 2000-02)
- K. Any trees planted should use a four species mixture of different plants, with at least three being deciduous hardwoods. (Ord. No. 2000-02)

**Sec. 8-184. Trees Suitable and Unsuitable for Planting.**

A. Overstory Trees Suitable for planting (\*denotes Native Species):

1. American Beech (deciduous)\*
2. Blackgum (Black Tupelo) (deciduous)\*
3. Florida Maple (deciduous)
4. Shagbark Hickory (deciduous)\*
5. Loblolly Pine (evergreen)\*
6. London Plane Tree (deciduous)
7. Northern Redoak (deciduous)\*
8. Pecan (deciduous)
9. Post Oak (deciduous)\*
10. River Birch (deciduous)\*
11. Black Oak (deciduous)\*
12. Southern Magnolia (evergreen)\*
13. Southern Redoak (deciduous)\*
14. Sweetgum (deciduous)\*
15. Water Oak (deciduous)\*
16. White Oak (deciduous)\*
17. Willow Oak (deciduous)\*
18. Yellow-poplar (deciduous)\*
19. Mockernut Hickory (deciduous)\*
20. Shortleaf Pine (evergreen)\*
21. Pignut Hickory (deciduous)

12. Sourwood (deciduous)\*
13. Virginia Pine (evergreen)\*
11. Georgia Oak (deciduous)\*
15. Elder Berry (deciduous)
16. Sparkleberry (deciduous)

C. Unsuitable Trees for Planting:

1. Eastern Hemlock
2. Eastern White Pine
3. Lombardy Poplar
4. Mimosa
5. Norway Pine
6. Paper Birch
7. Silver Maple
8. Spruce
9. Box Elder
10. Willow
12. Royal Paulownia
13. Bradford Pear
14. Tree of Heaven

Trees not listed on the above list of approved trees may be substituted from Dirr's Manual if approved by the County Engineer.  
(Ord. No. 2000-02)



## ARTICLE V. BUFFER AND LANDSCAPE REQUIREMENTS

**Sec. 8-156. Purpose.** The purpose of this Article is to establish minimum requirements for landscape areas and buffers in Fayette County's commercial (including Limited Business), industrial, office-institutional, and multi-family zoning districts. Said requirements are designed to: improve the appearance of Fayette County's commercial and industrial corridors; minimize noise, glare, and erosion; provide a visual separation between incompatible uses; and establish measures for water conservation. E.g., in a C-C, C-H, M-1 and M-2 Zoning District where a lot abuts any residential or A-R Zoning District, a buffer shall be provided as specified in the following sections of the Fayette County Zoning Ordinance: 6-14 (D)(6) for C-C; 6-15 (D)(6) for C-H; 6-17(D)(6) for M-1 and 6-18(D)(6) for M-2. Off street parking associated with such uses shall be governed by such requirements within these Development Regulations.

### **Sec. 8-157. Landscape and Buffer Categories.**

- A. Street Frontage Landscape Areas. A landscape area shall be established along the rights of way of all adjoining streets as specified under this Article. A developer or property owner may substitute a planted buffer (greenbelt) as specified under this Article in lieu of a landscape area.
- B. Parking Lot Landscape Areas. Off-street parking lots shall be landscaped in accordance with this Article. For the purpose of this Ordinance, an exterior parking aisle shall refer to all parking aisles which adjoin a property line or a required landscape area or buffer along a property line, and an interior parking aisle shall refer to parking aisles which do not adjoin a property line, a required buffer, or a building wall. Exterior and interior parking aisles shall be terminated at both ends by a landscape island (three (3) feet in width by 20 feet in length, typical). Landscape islands shall be provided for each 150 feet of continuous bay length.
- C. Side Yard Landscape Areas. A landscape area shall be established along the side property lines of all lots as specified under this Article. A developer or property owner may substitute a planted buffer (greenbelt) as specified under this section in lieu of a landscape area. However, where a side yard buffer is required pursuant to other provisions of this Ordinance, a landscape area may not be substituted therefor.
- D. Buffer Areas (Greenbelt). Buffer areas required by this Ordinance shall be established and maintained by the property owner subject to the requirements listed below and those specified under this Article.
  1. Listed below are suggested evergreen plant combinations characteristic of buffer area plantings: New under canopy shrubs required in buffer areas shall provide a visual screen to a minimum height of four (4) feet upon planting, singularly or in combination with various plant types.

<u>Trees</u>	<u>Shrubs</u>	<u>Groundcovers</u>
Virginia Pine	Fruitland Eleagnus	Wintercreeper
Magnolia	Southern Waxmyrtle	Ivy
Red Cedar	Devilwood Osmanthus	Liriope
	Burfordi Holly	
	Cleyera	
	Photinia	

2. Buffer areas may include hardwood or perennial plant materials. Although it is not required that buffer areas be totally planted, such areas must provide an evergreen visual screen from the ground to a height of four (4) feet upon planting or supplemental planting, and when so planted must include evergreen trees which will provide at least 60% evergreen crown cover within three (3) years, assuming normal weather conditions. Where required buffers adjoin undeveloped property, the Zoning Administrator may specify less mature plantings than those specified above.

**Sec. 8-158. Landscape Plan Requirements.** Landscape Plans must be submitted prior to the issuance of Certificate of Zoning Compliance for any development project. Said plans by be submitted as part of a Tree Protection Plan (TPP), as part of a Site Plan, or separately. At a minimum, said plan shall include:

- A. The boundary lines of all buffer and landscape areas;
- B. Locations of existing plant materials to be retained and/or new plant materials to be installed, with all details drawn at a scale of one (1) inch to 100 feet or greater.
- C. A plant material list, which shall include:
  1. Common and/or botanical names of all proposed plants.
  2. Plant quantities.
  3. Size and condition of plants. (Example: 1 ½ caliper, 8-foot height, balled and burlapped).
  4. Spacing.
  5. Remarks as necessary to proper plant selection upon installation.
- D. Project name and developer’s name and telephone number.

**Sec. 8-159. Fayette County Landscape And Buffer Requirements.**

TYPE	SIZE OF AREA LANDSCAPED	REQUIRED TREES*		REQUIRED SHRUBS	
		Number	Height	Number	Height
<b>Street Frontage</b>	Arterials: 20'	1 per 20'	10'	7 per tree	2'
	Collectors: 15'	1 per 20'	10'	7 per tree	2'
	Locals: 10'	1 per 20'	10'	7 per tree	2'
<b>Parking Lot</b>	Exterior Aisles 10'	1 per 30'	6'	5 per tree	2'
	Interior Aisles 7'	1 per 30'	6'	5 per tree	2'
	Buildings or Walls 5' (Excluding walls not visible from street)			5 per 25 linear feet of building wall.	2'
	Landscape Islands 3'	1 per island		5 per island	2'
<b>Side Yard</b>	Side Property Lines 6'	1 per 40'	6'	3 per tree	2'
<b>Buffer (Greenbelt)</b>	O-I: 20'	1 per 10'	6'	As needed to provide visual screen	4'
	C-C, C-H, L-B: 30'	1 per 10'	6'		4'
	L-I 50'	1 per 10'	6'		4'
	M-1, M-2 75'	1 per 10'	6'		4'

\*Trees to be uniformly distributed along useable area to be landscaped.  
(ORD. No. 98-01, § 1, 1-14-98)

**Sec. 8-160. Other Requirements:**

- A. Groundcovers, flowers, stones, and mulch shall be utilized as needed to meet coverage requirements.
- B. Grass coverage shall not exceed 25 percent (25%) of required street frontage, parking lot, and side yard landscape areas.
- C. Islands shall be required at ends of interior parking aisles and per each 150 feet of continuous aisle length.
- D. Required heights listed above shall be height at time of planting.
- E. Landscape strips shall be provided for every other interior-parking isle.

- F. Buffers are required where property adjoins residential or A-R Zoning Districts. Evergreen trees are required in required buffers. Berms, and/or opaque fences may be used to supplement required buffers. Existing vegetation shall not be removed.
- G. Trees shall have a minimum caliper of one and one-half inches (1 ½) at a height of four feet (4) at time of planting.
- H. Buffers and landscape areas fronting on County maintained roads shall be measured for the right-of-way.
- I. All disturbed areas not otherwise addressed in this Ordinance shall have a vegetative ground cover for erosion control purposes.

**Sec. 8-161. Planting Materials.**

A. Xeriscape Requirements. All street frontage, parking lot, and side yard landscape areas shall be planted with water-conserving groundcover and vegetation. Other conservation measures are encouraged, including:

- 1. Irrigation systems which are electronically set for night and/or early morning irrigation;
- 2. Designs which collect and recycle water; and
- 3. The minimization of overspray onto non-landscaped areas to avoid wasting water.

B. Suggested Planting Materials.

1. Plants Which Are Native to Georgia

<u>Trees</u>	<u>Small Shrubs (1-8 feet)</u>	<u>Large Shrubs (8ft. &amp; up)</u>
Redbud/Judas Tree	Sweet Shrub	Oakleaf Hydrangea
Dogwood	Mountain Laurel	Myrtle Holly
Red Maple	Flame Azalea	Yaupon Holly
Southern Crabapple	Florida Azalea	Spanish Dagger
Sugar Maple	Mound-Lily Yucca	
Tuliptree		
Southern Magnolia		
 <u>Groundcovers</u>		 <u>Vines</u>
Liriope		Carolina Yellow Jessamine
Creeping Liriope		Virginia Creeper

Adam's Needle or Beargrass

Lanceleaf Greenbrier or Smilax

2. Other Drought-Tolerant Plants

Trees

Sycamore  
Laurel Oak  
Crape Myrtle  
Japanese Zelkas  
Nandina

Shrubs

Forsythia  
Abelia  
Pampas Grass  
Japanese Barberry  
Lantana

Flowers

Geraniums  
Gomphrena  
Rudbeckia  
Daisies  
Ageratum

**Sec. 8-162. Prohibited Plants.** No plants with vigorous root systems shall be planted within any sanitary sewer or public water easement. Such plants include the following:

Eastern Cottonwood  
Willow  
Lombardy Poplar

**Sec. 8-163. Performance Surety.**

- A. No occupancy permit shall be issued prior to complying with the specifications of this Ordinance and all conditions of zoning.
- B. Landscape Performance Surety. In the event that the requirements of this Article have not been met at the time that a Certificate of Occupancy could otherwise be granted, the owner or his agent shall post a Landscape Performance Bond or other County approved surety in an amount equal to 110 percent of the cost of materials, labor, and other attendant costs, incidental to the installation of the required landscaping.

Said surety shall:

1. Be drawn in favor of the Board of Commissioners.
2. Be in a form satisfactory to the County Attorney.
3. Specify the time for the completion of the landscaping requirements of this Article which shall not be longer than six (6) months following the issuance of a temporary Certificate of Occupancy.

**Sec. 8-164. General Maintenance.** Plants required pursuant to the provisions of this Ordinance shall be attractively maintained. All dead and/or diseased plants shall be replaced annually as a condition of occupancy.

**Sec. 8-165 - 8-175. Reserved.**

**ARTICLE VII. WATERSHED PROTECTION ORDINANCE*****(Amended in entirety June 22, 2000) (ORDINANCE NO. 2000-11)***

**Sec. 8-201. Watershed Protection Areas.** Watershed protection areas are hereby identified, classified, and regulated for the purpose of insuring the preservation and improvement of water quality and for complying with laws of the State of Georgia..

The following definitions shall be utilized in the administration of the Watershed Protection Ordinance.

1. Canopy Tree: Any tree having reached a relatively tall height compared to surrounding trees and vegetation and providing shade and protection to the earth and vegetation beneath it from its foliage mass; also individual or tree groups forming an overhead cover. Examples include oak, red maple, hickory, beech, pecan, sycamore, sweetgum, poplar, ash, river birch, long leaf pine, loblolly pine and Virginia pine.
2. Flood Hazard Area. The area possibly threatened by periodic flooding as determined by various date, e.g. maps provided by the United States Department of Housing and Urban Development, United States Soil Conservation Service, Army Corps of Engineers, or hydrologic studies utilizing generally accepted engineering practices. Flood hazard areas shall include all lands underneath a permanent body of water, e.g. a lake, pond, river, and stream, and all land within the limits of a flood having a 100-year return frequency.
3. Ground Cover: Natural plant material such as vines, shrubs, or grasses which would not normally attain a height of more than two (2) feet.
4. Impervious Surface: a man-made structure or surface which prevents the infiltration of storm water into the ground below the structure or surface. Examples are buildings, paved roads, paved driveways, paved parking lots, swimming pools, or patios.
5. Large Water Supply Watershed: A watershed area which is greater than 100 square miles as defined by the Georgia Department of Natural Resources Environmental Protection Division.
6. Natural Buffer: A portion of a parcel which shall be set aside to provide a separation between the use(s) on the parcel and adjoining parcels or uses or a stream through the use of natural vegetation, replanting, and supplemental plantings. Vegetation within a natural buffer area shall not be disturbed except for approved access and utility crossings. For lakes

and/or reservoirs, the natural buffer shall be measured from the normal pool elevation or the natural buffer shall be considered the 100-year floodplain elevation, whichever is greater. For streams and/or creeks, the natural buffer shall be measured from the stream bank or the 100-year floodplain elevation, whichever is greater. No sewage treatment facility, dumping, discharging, releasing, spraying, distributing of any toxic or other harmful products is allowed onto the land within the natural buffer.

7. Natural Vegetation: Natural vegetation shall connote a generally undisturbed, maintenance-free, self-perpetuating stand of vegetation comprised of indigenous shrubs, flowers, wild grasses, and trees.
8. Nitrification Field: A nitrification field shall be defined as any system for the on-site disposal of wastewater.
9. Reservoir: A reservoir shall be an existing or future impoundment of water for water supply purposes as identified by Resolution of the Fayette County Board of Commissioners.
10. Shrub: A woody plant or bush of relatively low height (two (2) to six (6) feet), distinguished from a tree by having several stems rather than a single trunk.
11. Small Water Supply Watershed: A watershed area which is less than 100 square miles as defined by the Georgia Department of Natural Resources Environmental Protection Division.
12. Stream Bank: The uppermost part of the bank marked by a break in slope (as defined by the Georgia Department of Natural Resources Environmental Protection Division). Stream bank is not necessarily the water's edge.
13. Tree: A self supporting woody plant having one (1) or more well defined stems or trunks, a more or less definitely formed crown, usually attaining a mature height of at least ten (10) feet, and a trunk diameter of at least two (2) inches measured at a point four (4) feet above the ground.
14. Tributaries and Streams: Tributaries and Streams, whether named or unnamed, that continuously flow to major water supply streams.
15. Utility: a public or private water or sewer piping systems, water or sewer pumping stations, electric power lines, fuel pipelines, telephone lines, roads, driveways, bridges, river/lake access facilities, storm water systems and railroads or other utilities identified by a local government.

16. Understory Tree: Any tree, which is of relatively lesser height and spread than surrounding canopy trees, but still provides shade and a degree of protection to the earth and vegetation beneath it. Examples include dogwood, cherry, red bud, sassafras, crabapple, pear, American holly, red cedar, and magnolia.
17. Water Supply Reservoir: a governmentally owned impoundment of water for the primary purpose of providing water to one or more governmentally owned public drinking water systems. This excludes the multipurpose reservoirs owned by the U.S. Army Corps of Engineers.
18. Water Supply Watershed: the area of land upstream of a governmentally owned public drinking water intake.

**Sec. 8-202. Applicability.** The following large and small water supply watersheds; and designated major water supply streams, named tributaries and minor unnamed streams located in and out of the large and small water supply watersheds shall be governed by this Article:

- A. Large Water Supply Watersheds: Fayette County contains one (1) large water supply watershed as indicated on the map, Large and Small Water Supply Watersheds in Fayette County; the Flint River where intakes for Fayette County, Clayton County and the City of Griffin are located. This water supply watershed does not contain a reservoir.
- B. Small Water Supply Watersheds: Fayette County contains four (4) small water supply watersheds as indicated on the map, Large and Small Water Supply Watersheds in Fayette County. The four (4) small water supply watersheds are:
  1. Line Creek Watershed where Fayette County and Coweta County intakes are located. This water supply watershed is the location of the proposed Lake McIntosh;
  2. Flat Creek Watershed where a Fayette County intake is located. Flat Creek is a named tributary which flows into Lake Kedron and then into Lake Peachtree;
  3. Whitewater Creek Watershed where Fayette County and the City of Fayetteville intakes are located. This water supply watershed does not contain a reservoir; and
  4. Horton Creek Watershed where a Fayette County intake is located. Antioch Creek and Woolsey Creek are named tributaries which flow into Lake Horton.
- C. Designated major water supply streams.

1. Antioch Creek
2. Flat Creek
3. Flint River
4. Horton Creek
5. Line Creek
6. Whitewater Creek
7. Woolsey Creek

D. The following named tributaries to water supply streams are as follows:

1. Broadnax Creek
2. Gay Creek
3. Gin Branch
4. Gingercake Creek
5. Haddock Creek
6. Morning Creek
7. Murphy Creek
8. Nash Creek
9. North Camp Creek
10. Pelham Creek
11. Perry Creek
12. Sandy Creek
13. Shoal Creek
14. South Camp Creek
15. Tar Creek

16. Trickum Creek

- E. Any and all minor unnamed streams which are indicated as perennial on the 1963 (Photo Revised 1982) U.S.G.S. Quad Sheets.

**Sec. 8-203. Restrictions.** The following restrictions shall apply to Large Water Supply Watersheds, Small Water Supply Watersheds and All Areas Outside of the Large and Small Water Supply Watersheds

- A. Any property within 1,000 feet of a reservoir:
  - 1. Permitted Residential Uses:
    - a. Minimum lot size – Three (3) acres
    - b. Minimum natural buffer - 150 feet as measured from the normal pool elevation or the natural buffer shall be considered the 100-year flood plain elevation, whichever is greater.
    - c. Minimum setback for all structures, nitrification fields and impervious surfaces - 150 feet as measured from the normal pool elevation or the setback shall be considered the 100 year flood plain elevation, whichever is greater .
    - d. No multi-family residential or manufactured home park uses allowed.
  - 2. Permitted agricultural uses:
    - a. Minimum natural buffer - 150 feet as measured from the normal pool elevation or the natural buffer shall be considered the 100-year flood plain elevation, whichever is greater.
    - b. Minimum setback for all structures, nitrification fields and impervious surfaces - 150 feet as measured from the normal pool elevation or the setback shall be considered the 100 year flood plain elevation, whichever is greater.
    - c. No chemical treatment (herbicides, pesticides, fertilizers, or paint) or livestock allowed in the natural buffer.
  - 3. Commercial - No commercial structures or uses of any nature.
  - 4. Industrial - No industrial structures or uses of any nature.
  - 5. Permitted recreational uses:

- a. Minimum natural buffer - 150 feet as measured from the normal pool elevation or the natural buffer shall be considered the 100-year flood plain elevation, whichever is greater.
  - b. Minimum setback for all structures, nitrification fields and impervious surfaces - 150 feet as measured from the normal pool elevation or the setback shall be considered the 100 year flood plain elevation, whichever is greater.
  - c. Pervious hiking trails and picnic areas will be allowed within the natural buffer and setback. Any land disturbance activities are subject to Fayette County Erosion and Sedimentation Control Ordinance (Article IX, Development Regulations) and Flood Plain Regulations (Article IV, Development Regulations).
  - d. No chemical treatment (herbicides, pesticides, fertilizers, or paint) allowed in the natural buffer.
- B. Other areas within a reservoir drainage basin including major water supply streams, tributaries, and minor streams shall be regulated as follows:
- :
1. Permitted Residential Uses:
    - a. Minimum lot size per zoning district.
    - b. No multi-family residential or manufactured home park uses allowed.
    - c. Minimum natural buffer - 100 feet as measured from the stream bank.
    - d. Minimum setback for all structures, nitrification fields and impervious surfaces - 150 feet as measured from the stream bank.
  2. Permitted agricultural uses:
    - a. Minimum natural buffer - 100 feet as measured from the stream bank.

- b. Minimum setback for all structures, nitrification fields and impervious surfaces - 150 feet as measured from the stream bank.
  - c. No chemical treatment (herbicides, pesticides, fertilizers, or paint) or livestock allowed in the natural buffer.
3. Permitted commercial use:
- a. Minimum lot size – Two (2) acres
  - b. Minimum natural buffer - 100 feet as measured from the stream bank.
  - c. Minimum setback for all structures, nitrification fields and impervious surfaces - 150 feet as measured from the stream bank.
4. Permitted industrial use:
- a. Minimum lot size – Five (5) acres
  - b. Minimum natural buffer - 100 feet as measured from the stream bank
  - c. Minimum setback for all structures, nitrification fields and impervious surfaces - 150 feet as measured from the stream bank
5. Permitted recreational uses:
- a. Minimum natural buffer - 100 feet as measured from the stream bank
  - b. Minimum setback for all structures, nitrification fields and impervious surfaces - 150 feet as measured from the stream bank
  - c. Previous hiking trails and picnic areas will be allowed within the natural buffer and setback. Any land disturbance activities are subject to Fayette County Erosion and Sedimentation Control Ordinance (Article IX, Development Regulations) and Flood Plain Regulations (Article IV, Development Regulations).

- C. If a reservoir is not constructed on or adjacent to a major water supply stream, the following shall apply within 1,000 feet of a major water supply stream:
1. Permitted residential and commercial uses:
    - a. Minimum Natural Buffer - 400 feet as measured from the stream bank or 100 feet from 100-year flood plain elevation, whichever is greater.
    - b. Minimum Lot Size - residential - per zoning ordinance and commercial: two (2) acres.
    - c. Minimum setback for all structures, nitrification fields and impervious surfaces - 450 feet as measured from the stream bank or 150 feet from 100-year flood plain elevation, whichever is greater.
  2. No industrial, multi-family residential, or manufactured home park uses shall be permitted.
  3. Permitted agricultural uses:
    - a. Minimum Natural Buffer - 400 feet as measured from the stream bank or 100 feet from 100-year flood plain elevation, whichever is greater.
    - b. Minimum setback for all structures, nitrification fields and impervious surfaces - 450 feet as measured from the stream bank or 150 feet from 100-year flood plain elevation, whichever is greater.
    - c. The natural buffer shall be reduced to 100 feet, as measured from the stream bank, for activities that do not require grubbing or tilling, such as tree harvesting with no stump removal.
    - d. No chemical treatment (herbicides, pesticides, fertilizers, or paint) or livestock allowed in the natural buffer.
  4. Permitted recreational uses:
    - a. Minimum Natural Buffer - 400 feet as measured from the stream bank or 100 feet from 100-year flood plain elevation, whichever is greater.

- b. Minimum setback for all structures, nitrification fields and impervious surfaces - 450 feet as measured from the stream bank or 150 feet from 100-year flood plain elevation, whichever is greater.
  - c. Pervious hiking trails and picnic areas will be allowed within the natural buffer. Any land disturbance activities are subject to Fayette County Erosion and Sedimentation Control Ordinance (Article IX, Development Regulations) and the Flood Plain Regulations (Article IV, Development Regulations).
  - d. No chemical treatment (herbicides, pesticides, fertilizers, or paint) allowed in the buffer, natural or undisturbed.
- D. If a reservoir is not constructed on or adjacent to a major water supply stream, the following shall apply to named tributaries within 1000 feet of the named tributary.
- 1. Permitted Residential Uses:
    - a. Minimum Lot Size - per zoning ordinance.
    - b. Minimum Natural Buffer - 200 feet as measured from the stream bank or 100 feet from 100-year flood plain elevation, whichever is greater.
    - c. Minimum setback for all structures, nitrification fields and impervious surfaces - 250 feet as measured from the stream bank or 150 feet from 100-year flood plain elevation, whichever is greater.
    - d. No multi-family residential or manufactured home park uses allowed.
  - 2. Permitted Commercial Uses:
    - a. Minimum Lot Size: Two (2) acres
    - b. Minimum Natural Buffer - 200 feet as measured from the stream bank or 100 feet from 100-year flood plain elevation, whichever is greater.
    - c. Minimum setback for all structures, nitrification fields and impervious surfaces - 250 feet as measured from the

stream bank or 150 feet from 100 year flood plain elevation, whichever is greater.

3. Permitted Industrial Uses:
  - a. Minimum Lot Size: Five (5) Acres
  - b. Minimum Natural Buffer - 200 feet as measured from the stream bank or 100 feet from 100-year flood plain elevation, whichever is greater.
  - c. Minimum setback for all structures, nitrification fields and impervious surfaces - 250 feet as measured from the stream bank or 150 feet from 100 year flood plain elevation, whichever is greater.
4. Permitted agricultural use:
  - a. Minimum Natural Buffer - 200 feet as measured from the stream bank or 100 feet from 100-year flood plain elevation, whichever is greater.
  - b. Minimum setback for all structures, nitrification fields and impervious surfaces - 250 feet as measured from the stream bank or 150 feet from 100 year flood plain elevation, whichever is greater.
  - c. The natural buffer shall be reduced to 100 feet, as measured from the stream bank, for activities that do not require grubbing or tilling, such as tree harvesting with no stump removal.
  - d. No chemical treatment (herbicides, pesticides, fertilizers, or paint) or livestock allowed in the natural buffer.
5. Permitted recreational uses:
  - a. Minimum Natural Buffer - 200 feet as measured from the stream bank or 100 feet from 100-year flood plain elevation, whichever is greater.
  - b. Minimum setback for all structures, nitrification fields and impervious surfaces - 250 feet as measured from the stream bank or 150 feet from 100 year flood plain elevation, whichever is greater.

- c. Pervious hiking trails and picnic areas will be allowed within the natural buffer. Any land disturbance activities are subject to Fayette County Erosion and Sedimentation Control Ordinance (Article IX, Development Regulations) and Flood Plain Regulations (Article IV, Development Regulations).
- d. No chemical treatment (herbicides, pesticides, fertilizers, or paint) allowed in the natural buffer.

E. If a reservoir is not constructed on or adjacent to a major water supply stream, the following shall apply to other minor streams within 1,000 feet of a minor stream.

1. Permitted Residential, Industrial, or Commercial uses:

- a. Minimum Lot Size - residential - per zoning ordinance; commercial: two (2) acres; and industrial: five (5) acres.
- b. Minimum Natural Buffer - 100 feet as measured from the stream bank or 50 feet from 100-year flood plain elevation, whichever is greater.
- c. Minimum setback for all structures, nitrification fields and impervious surfaces - 150 feet as measured from the stream bank or 100 feet from 100 year flood plain elevation, whichever is greater.
- d. No multi-family residential or manufactured home park uses allowed.

2. Permitted Agricultural uses:

- a. Minimum Natural Buffer - 100 feet as measured from the stream bank or 50 feet from 100-year flood plain elevation, whichever is greater.
- b. Minimum setback for all structures, nitrification fields and impervious surface - 150 feet as measured from the stream bank or 100 feet from 100 year flood plain elevation, whichever is greater.
- c. The natural buffer shall be reduced to 100 feet, as measured from the stream bank, for activities that do not require grubbing or tilling, such as tree harvesting with no stump removal.

- d. No chemical treatment (herbicides, pesticides, fertilizers, or paint) or livestock allowed in the natural buffer.

3. Permitted recreational uses:

- a. Minimum natural buffer - 100 feet as measured from the stream bank or 50 feet from 100-year flood plain elevation, whichever is greater.
- b. Minimum setback for all structures, nitrification fields and impervious surfaces - 150 feet as measured from the stream bank or 100 feet from 100 year flood plain elevation, whichever is greater.
- c. Pervious hiking trails and picnic areas will be allowed within the natural buffer. Any land disturbance activities are subject to Fayette County Erosion and Sedimentation Control Ordinance (Article IX, Development Regulations) and the Flood Plain Regulations (Article IV, Development Regulations).
- d. No chemical treatment (herbicides, pesticides, fertilizers, or paint) allowed in the natural buffer.

- F. The following restrictions shall apply specifically to Large Water Supply Watersheds as identified in the ordinance:

New facilities located within seven (7) miles of a water supply intake or water supply reservoir, which handle hazardous materials of the types listed in Section 312 of the Resource Conservation and Recovery Act of 1976 (excluding underground storage tanks) in amounts of 10,000 pounds on any one (1) day or more, shall perform their operations on impervious surfaces and in conformance with any applicable federal spill prevention requirements or requirements of the Standard Fire Code.

- G. The following restrictions shall apply specifically to Small Water Supply Watersheds as identified in the ordinance:

1. New facilities located within seven (7) miles of a water supply intake or water supply reservoir, which handle hazardous materials of the types listed in Section 312 of the Resource Conservation and Recovery Act of 1976 (excluding underground storage tanks) in amounts of 10,000 pounds on any one (1) day or more, shall perform their operations on impervious surfaces and in conformance with any applicable federal spill prevention requirements or requirements of the Standard Fire Code.
2. New landfills must be lined with a synthetic material and have a leachate collection system.
3. The impervious surface area, including all public and private structures, utilities, or facilities, of the entire water supply watershed shall be limited to twenty-five (25%) percent, or existing use, whichever is greater.

**Sec. 8-204. Other Quality Considerations.**

- A. It shall be the responsibility of every developer or builder to present required plans and to comply with the Fayette County Soil Erosion and Sedimentation Control Ordinance.
- A. Whenever the zoning district regulations, including lot size requirements, are more restrictive than those contained in this Article, the more restrictive provisions shall prevail.

- C. Nonresidential developments may be required to install any or all of, but not limited to, the following devices:
  - 1. Oil-water separators
  - 2. Grease traps
  - 3. Pre-settling basins
  
- D. No agricultural or recreational activity that does not strictly comply with Georgia Pesticide Act of 1976, Georgia Pesticide Use and Application Act of 1976, and Georgia Laws 1982, House Bill 1780 (O.C.G.A. Section 2-1-4) as amended, or with any and all other laws of the State of Georgia, will be allowed.

**Sec. 8-205. Natural Buffer Protection and Replacement.** Vegetation within a natural buffer, as defined in this Ordinance, shall not be disturbed except as indicated herein. Where a natural buffer area is otherwise disturbed, it shall be replanted according to this Article.

- A. Landscape Plan Requirements. A landscape plan is required for the replacement/replanting of buffer vegetation:
  - 1. A landscape plan shall be prepared by a landscape architect registered in the State of Georgia.
  - 2. A landscape plan shall include two (2) canopy trees with a minimum trunk caliper of two and one half (2 ½) inches (at four (4) inches from the ground) for every 1,000 square feet of disturbed buffer area on the site.
  - 3. A landscape plan shall include one (1) understory tree with a minimum trunk caliper on one (1) inch (at four (4) inches from the ground) for every 1,000 square feet of disturbed buffer area on the site.
  - 4. Required trees shall be randomly placed so that the mature canopy covers the buffer area.
  - 5. All disturbed buffer areas shall be 100 percent covered with deciduous trees, shrubs, and/or ground cover (not requiring mowing).

B. Landscape Plan Check Sheet. A landscape plan shall contain the following information:

1. Name, address and telephone number of property owner.
2. Name, address, telephone number and seal of landscape architect who prepared the plan.
3. Site location map, north point, scale of drawings.
4. Show all pertinent site features: buildings, walks, drives, underground utilities, water bodies, etc.
5. Show all property lines, distances to bodies of water and/or streams, and the limits of the natural buffer areas.
6. Show calculations on the plan for: total area, buffer area disturbed (in inches and square feet). Indicate numbers of canopy and understory trees required by ordinance.
7. Planting key: botanical and common name of all plant materials proposed; quantity of each species, size of plant material (caliper, height, width); condition (i.e. balled and burlapped, container grown, bare root, collected, etc.);
8. Submit three (3) copies of plans for review. One (1) will be returned upon approval.

**Commercial Site Plan Checklist**  
(Amended 12/2003)

PROJECT: \_\_\_\_\_

APPLICANT: \_\_\_\_\_

**Site Plans must be prepared by an engineer or architect registered by the State of Georgia.**  
**Items marked with \* are missing or deficient**

- \_\_\_ 1. Name and location of the development (including land lot and district).
- \_\_\_ 2. Name, address, and telephone number of owner and applicant.
- \_\_\_ 3. Name, address, telephone number, and seal of person preparing plan.
- \_\_\_ 4. Vicinity map. Show phases if applicable.
- \_\_\_ 5. Date, scale, north arrow, and number of sheets.
- \_\_\_ 6. Locations and dimensions of all existing and proposed structures (principal and accessory).
- \_\_\_ 7. The limits of a 100-year floodplain including elevations, and show all applicable watershed protection buffers/setbacks. A minimum of 1.0 acre or 50% of the minimum lot size, whichever is greater must be out of the 100-year floodplain. Also, the MFFE must be 3.0 ft above the 100-year elevation.
- \_\_\_ 8. Rights-of-way dedication (as needed), pavement edges, centerlines of roadways, and all easements.
- \_\_\_ 9. Distance between buildings.
- \_\_\_ 10. Number of stories, square footage per unit size, number of units per unit size and total number of units.
- \_\_\_ 11. If multi-family, square footage per unit size, number of units per unit size and total number of units.
- \_\_\_ 12. Exit/entrances, and internal circulation pattern including traffic lanes, fire lanes, acceleration/deceleration lanes and all dimensions.
- \_\_\_ 13. Parking layout, including handicapped parking and landscaping. Indicate how

number of spaces was determined. (Article 8 of Development Regulations)

- \_\_\_ 14. Required landscape areas, buffers, and screening. (Article 5 of Development Regulations)
- \_\_\_ 15. Off-street loading and screening. (Article 8 of Development Regulations)
- \_\_\_ 16. Location of refuse collection area(s) and any outside storage and/or service areas, and how such refuse and storage areas will be screened.
- \_\_\_ 17. Storm drainage systems (including detention) and hydrological report. Drainage areas, both on and off-site.
- \_\_\_ 18. Existing and finished topography at 2' contour intervals.
- \_\_\_ 19. Water and sanitary sewer lines, and fire hydrants.
- \_\_\_ 20. Tree Protection Plan. (Article 6 of Development Regulations)
- \_\_\_ 21. Construction details or standards (pavement design, clearing and grading, drainage structures, etc.)
- \_\_\_ 22. Project in Groundwater Recharge Area?

**Erosion and Sediment Control Plan**

- \_\_\_ 23. Delineate all state waters located on or within 200 feet of the project site. Provide statement if none.
- \_\_\_ 24. Show location of erosion and sediment practices using uniform coding symbols from the Manual for Erosion and Sediment Control in Georgia, Chapter 6, with legend.
- \_\_\_ 25. Delineate 25-foot undisturbed buffers of state waters. Clearly note area of impact.
- \_\_\_ 26. Delineate all wetlands and provide regulatory documentation permitting any proposed impacts. Provide statement if none.
- \_\_\_ 27. Include Soil Series and their delineation.
- \_\_\_ 28. Describe adjacent areas – neighboring areas such as streams, lakes, residential areas, etc., which might be affected.
- \_\_\_ 29. Note total and disturbed acreage of the project or phase under construction. Delineate area of disturbance.
- \_\_\_ 30. Provide detailed construction activity schedule – show anticipated starting and completion dates for project events, include vegetation and mulching timeline.
- \_\_\_ 31. Provide 67 cubic yard per acre sediment storage. Include specific design information

and calculations for all structural measures on site, such as temporary sediment basins, retrofitted detention ponds, and channels.

- \_\_\_ 32. Stormwater structures – peak flow and velocity data.
- \_\_\_ 33. Provide vegetative plan, noting all temporary and permanent vegetative practices. Include species, planting dates, and fertilizer, lime, and mulching rates. Vegetative plans shall be site specific for the appropriate time of year that seeding will take place and for the appropriate geographic region of Georgia.
- \_\_\_ 34. Provide detailed drawings for all structural practices. Specifications must, at a minimum, meet guidelines set forth in the Manual for Erosion and Sediment Control in Georgia.
- \_\_\_ 35. **“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.”**
- \_\_\_ 36. **“Erosion control measures will be maintained at all times. If full implementation on 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.”**
- \_\_\_ 37. **“All erosion control measures are to conform to the standards set forth in the Manual for Erosion and Sediment Control in Georgia, most recent edition.”**

**Comments:**

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APPROVED - ENG.

\_\_\_\_\_  
DATE

\_\_\_\_\_  
RESUBMIT- ENG

\_\_\_\_\_  
DATE

**Fayette County Engineering Department**  
140 Stonewall Avenue West, Suite 203, Fayetteville, GA 30214  
(770) 460-5730 ext 5410

## Subdivision Construction Drawing Checklist

(Amended 12/2003)

PROJECT: \_\_\_\_\_

APPLICANT: \_\_\_\_\_

### A. BACKGROUND INFORMATION ON PLANS

- \_\_\_\_\_ 1. Approved by EMS ? Date: \_\_\_\_\_
- \_\_\_\_\_ 2. Preliminary plat approved ? Date: \_\_\_\_\_
- \_\_\_\_\_ 3. Land lot, district, Fayette County
- \_\_\_\_\_ 4. Present and proposed zoning
- \_\_\_\_\_ 5. Developer and owners name, address and telephone number
- \_\_\_\_\_ 6. Engineer's name, address, telephone number and certification

### B. PLAN SHEET

- \_\_\_\_\_ 7. Show proposed and existing R/W lines and lot lines
- \_\_\_\_\_ 8. Show all existing and proposed street names.
- \_\_\_\_\_ 9. Show centerline stationing at even 100' and stationing at PC, PT, and centerline intersection of streets
- \_\_\_\_\_ 10. Give centerline curve data for proposed streets (to include delta, radius, arc, chord and tangent)
- \_\_\_\_\_ 11. Give radius for all curb returns to face of curb
- \_\_\_\_\_ 12. Show pavement, C&G and R/W widths if no typical section
- \_\_\_\_\_ 13. Show all proposed and existing storm sewers
- \_\_\_\_\_ 14. Show north arrow on each street

- \_\_\_\_\_ 15. Show proposed and existing R/W lines and lot lines
- \_\_\_\_\_ 16. Show location and type of traffic signage with note: ALL SIGNAGE TO CONFORM TO THE STANDARDS GIVEN IN THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (specifications for signs to be given on drawing)
- \_\_\_\_\_ 17. Show width and length of decel / accel lanes

**C. PROFILE SHEETS**

- \_\_\_\_\_ 18. Show centerline profile of all street with % grade, PVC, PVT, PVI and low point elevations
- \_\_\_\_\_ 19. Show centerline profile of all storm sewers with structure number, % grade, size and material
- \_\_\_\_\_ 20. Show centerline profile of all stream relocations
- \_\_\_\_\_ 21. Show centerline profile of existing streets 200' beyond construction limits or 300' right and left of the new intersection
- \_\_\_\_\_ 22. Show catch basin and pipe invert and top elevations
- \_\_\_\_\_ 23. Show existing and proposed ground surface over centerline of pipes
- \_\_\_\_\_ 24. Show length of vertical curves

**D. DETAIL SHEET(S)**

- \_\_\_\_\_ 25. Dam detail
- \_\_\_\_\_ 26. Control structure details (weirs, retrofits, etc.)
- \_\_\_\_\_ 27. Ditch or channel x-section with min. depth of flow needed
- \_\_\_\_\_ 28. Typical section of right-of-way with pavement design (shoulder widths, slopes, etc.)
- \_\_\_\_\_ 29. Typical section of C&G (no roll-back allowed)
- \_\_\_\_\_ 30. Drainage structure details (headwalls, yard drains, lateral subdrains etc.)
- \_\_\_\_\_ 31. Pipe construction details (bedding class, pipe gage, backfill methods, etc.)
- \_\_\_\_\_ 32. Road sub-grade fill details (compaction specs, maximum lift thickness, etc.)

**E. DESIGN STANDARDS**

- \_\_\_\_\_ 33. Minimum "k" values: 26 for sag and 12 for crest vertical curves
- \_\_\_\_\_ 34. Minimum tangent between reverse horz. curves = 50' with no superelevation
- \_\_\_\_\_ 35. Minimum radius for horizontal curve = 170' (25 mph)
- \_\_\_\_\_ 36. Minimum radius for dead ends and loops = 125'
- \_\_\_\_\_ 37. Maximum grade on street centerline = 15% with C&G  
Maximum grade on street centerline = 10% w/o C&G  
Minimum grade on street centerline = 1%
- \_\_\_\_\_ 38. Pipe outfalls to extend at least 30' behind front building line or to 100 year flood plain -  
whichever is less unless approved by the County Engineer
- \_\_\_\_\_ 39. Local street pavement width = 24'
- \_\_\_\_\_ 40. Curb and Gutter for S/D where lot size is less than 5 Acres ( no roll-back allowed)
- \_\_\_\_\_ 41. Minimum curb return radius = 20'
- \_\_\_\_\_ 42. Decel lanes - 45 mph = 120' length with 50' taper  
55 mph = 200' length with 50' taper
- \_\_\_\_\_ 43. All pipes to be RCP under road & in applications to create buildable lots, asphalt  
coated CMP everywhere else 18" OR GREATER.
- \_\_\_\_\_ 44. Distance between access for storm drain or inlets <500'
- \_\_\_\_\_ 45. Cul-de-sacs: 60' R/W radius, pavement 40'
- \_\_\_\_\_ 46. Maximum change in grade without VC = 1.0
- \_\_\_\_\_ 47. Avoid steep grades and sharp crest VC near intersections
- \_\_\_\_\_ 48. MFFE for lots is 3.0 ft above 100 -yr elevation
- \_\_\_\_\_ 49. Ditches must be designed to 100 -yr capacity & 25-yr velocity protection. Outlet  
velocity should be less than or equal to 4.0 ft/ sec or provide energy dissipater

**F. HYDROLOGY / HYDRAULICS**

- \_\_\_\_\_ 50. Check for upstream and downstream sensitivity
- \_\_\_\_\_ 51. Check for offsite drainage potential
- \_\_\_\_\_ 52. Check for downstream controls that warrant restriction
- \_\_\_\_\_ 53. Check pipe systems to ensure safety from flooding conditions
- \_\_\_\_\_ 54. Check road overtopping due to backwater from culverts (100-yr design storm, no overtopping road)
- \_\_\_\_\_ 55. Check for adequate inlet capacity (85% of 25 yr storm must be intercepted without exceeding 1/2 of travel lane)
- \_\_\_\_\_ 56. Check adequacy of  $t_c$ , "C" factors, and drainage areas. Only SCS method is allowed for detention pond design
- \_\_\_\_\_ 57. Check developed condition  $\leq$  80% of pre-developed for 25, 50, and 100 year storms
- \_\_\_\_\_ 58. Detention is required for 2, 5, 10, 50, and 100 year storm events

**G. TREE PROTECTION**

- \_\_\_\_\_ 59. Check for compliance with approved tree plan. Are specimen trees protected outside of critical root zone with tree fence detail?

**H. EROSION AND SEDIMENT CONTROL PLAN**

- \_\_\_\_\_ 60. Delineate all state waters located on or within 200 feet of the project site. Provide statement if none.
- \_\_\_\_\_ 61. Show location of erosion and sediment practices using uniform coding symbols from the Manual for Erosion and Sediment Control in Georgia, Chapter 6, with legend.
- \_\_\_\_\_ 62. Delineate 25-foot undisturbed buffers of state waters. Clearly note area of impact.
- \_\_\_\_\_ 63. Delineate all wetlands and provide regulatory documentation permitting any proposed impacts. Provide statement if none.
- \_\_\_\_\_ 64. Include Soil Series and their delineation.
- \_\_\_\_\_ 65. Describe adjacent areas – neighboring areas such as streams, lakes, residential areas, etc., which might be affected.

- \_\_\_\_\_ 66. Note total and disturbed acreage of the project or phase under construction. Delineate area of disturbance.
- \_\_\_\_\_ 67. Provide detailed construction activity schedule – show anticipated starting and completion dates for project events, include vegetation and mulching timeline.
- \_\_\_\_\_ 68. Provide 67 cubic yard per acre sediment storage. Include specific design information and calculations for all structural measures on site, such as temporary sediment basins, retrofitted detention ponds, and channels.
- \_\_\_\_\_ 69. Stormwater structures – peak flow and velocity data.
- \_\_\_\_\_ 70. Provide vegetative plan, noting all temporary and permanent vegetative practices. Include species, planting dates, and fertilizer, lime, and mulching rates. Vegetative plans shall be site specific for the appropriate time of year that seeding will take place and for the appropriate geographic region of Georgia.
- \_\_\_\_\_ 71. Provide detailed drawings for all structural practices. Specifications must, at a minimum, meet guidelines set forth in the Manual for Erosion and Sediment Control in Georgia.
- \_\_\_\_\_ 72. **“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.”**
- \_\_\_\_\_ 73. **“Erosion control measures will be maintained at all times. If full implementation on 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.”**
- \_\_\_\_\_ 74. **“All erosion control measures are to conform to the standards set forth in the Manual for Erosion and Sediment Control in Georgia, most recent edition.”**



# RESIDENTIAL EROSION & SEDIMENT CONTROL CHECKLIST

PROJECT: \_\_\_\_\_

REVIEW NUMBER: \_\_\_\_\_

DEVELOPER / OWNER: \_\_\_\_\_

DATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_

- \_\_\_\_\_ 1. Graphic scale and north arrow; 1 inch = 100 ft. or larger.
- \_\_\_\_\_ 2. District, land lot, subdivision, and lot number
- \_\_\_\_\_ 3. Name, address, and phone number of developer / owner. 24-hour erosion control contact
- \_\_\_\_\_ 4. Signature, seal, address, and phone number of qualified plan preparer. Certification of site visit.
- \_\_\_\_\_ 5. Existing and proposed contours. Existing contours shown with a dashed line at 2' intervals. Proposed contours shown with a solid line at 2' intervals.
- \_\_\_\_\_ 6. Delineate all state waters within 200 feet of project site or provide the following statement if none – "There are no state waters located on or within 200 feet of project site."
- \_\_\_\_\_ 7. Show location of erosion and sediment control practices using uniform coding symbols.
- \_\_\_\_\_ 8. Delineate 25 foot undisturbed buffers at states waters.
- \_\_\_\_\_ 9. Delineate County Watershed Protection buffers and setbacks.
- \_\_\_\_\_ 10. Delineate all wetlands. If none, state none.
- \_\_\_\_\_ 11. Note total and disturbed acreage of the project. Disturbed acre fee is \$40.00 per disturbed acre with a minimum charge of \$40.00.
- \_\_\_\_\_ 12. Show limits of disturbance.
- \_\_\_\_\_ 13. The property has a minimum of 100 feet of immediate road frontage or 50 feet for cul-de-sacs.
- \_\_\_\_\_ 14. Curb cuts.
- \_\_\_\_\_ 15. Copy of submitted Notice of Intent. Visit [www.dnr.state.ga.us/dnr/environ](http://www.dnr.state.ga.us/dnr/environ) or call (404) 656-4713.
- \_\_\_\_\_ 16. Copy of submitted payment to EPD for Construction Land Disturbance.

## Standard Notes Required on All Plans

- \_\_\_\_\_ 17. 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.
- \_\_\_\_\_ 18. 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.
- \_\_\_\_\_ 19. All erosion control measures are to conform to the standards set forth in the Manual for Erosion and Sediment Control in Georgia (i.e. the Green Book). The specifications and detail requirements of the Green Book are incorporated herein by reference.

COMMENTS \_\_\_\_\_

APPROVED \_\_\_\_\_

RESUBMIT \_\_\_\_\_