

Houston County Engineering



Industrial Development Checklist

Submittal Process:

Submit five full size set of development plans and two sets of hydrology reports to Houston County Public Works Office. Public Works will distribute plan sets to the Water Dept, Fire Dept, Planning and Zoning, and Environmental Health (if necessary) for review/approval. If any services are to be provided by the city, the developer must submit directly to the city for approval. Houston County has 30 days to review/approve development plans. A pre-design conference is required prior to design and a pre-construction conference is required prior to construction.

Land Disturbance Activity Permit (LDA) Fees:

Land Disturbance Permit fee of \$40 per disturbed acreage to Houston County Public Works.

Plan Review Fees:

Initial review:	Free
Second review:	\$250
Third and subsequent review:	\$400
Review of revised approved plans:	\$150

Requirements:

	Yes	No
1. Site Address, Lot number/location, Land Lot and Land District	<input type="checkbox"/>	<input type="checkbox"/>
2. Verify proper zoning by Houston County	<input type="checkbox"/>	<input type="checkbox"/>
3. Disturbing greater than 50 acres at one time?	<input type="checkbox"/>	<input type="checkbox"/>
4. Erosion & Sediment Controls	<input type="checkbox"/>	<input type="checkbox"/>
5. Building setbacks limits	<input type="checkbox"/>	<input type="checkbox"/>
6. Approximate disturbed acreage and project acreage.	<input type="checkbox"/>	<input type="checkbox"/>
7. Name, address, telephone number of property owner, designer and contractor.	<input type="checkbox"/>	<input type="checkbox"/>
8. North arrow and scale	<input type="checkbox"/>	<input type="checkbox"/>
9. Distance to nearest land lot line or right-of-way intersection	<input type="checkbox"/>	<input type="checkbox"/>
10. Date	<input type="checkbox"/>	<input type="checkbox"/>
11. Title or Project Description	<input type="checkbox"/>	<input type="checkbox"/>
12. Existing contours or spot elevations	<input type="checkbox"/>	<input type="checkbox"/>
13. Location of existing structures, curbs, drives, etc.	<input type="checkbox"/>	<input type="checkbox"/>

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| 14. | Location of existing utilities (sanitary sewer, water, gas) | <input type="checkbox"/> | <input type="checkbox"/> |
| 15. | Location of existing drainage facilities (Ditches, culverts, inlets)
w/elevations | <input type="checkbox"/> | <input type="checkbox"/> |
| 16. | Hydrology study of pre-developed and post-development conditions to include,
but not limited to: | | |
| | a. 2, 5, 10, 25, & 100 year storm peak flows | <input type="checkbox"/> | <input type="checkbox"/> |
| | b. Pre and Post basin map | <input type="checkbox"/> | <input type="checkbox"/> |
| | c. Calculations supporting flow data | <input type="checkbox"/> | <input type="checkbox"/> |
| | d. Hydraulic calculations for storm pipes | <input type="checkbox"/> | <input type="checkbox"/> |
| | e. Stormwater detention/retention calculations | <input type="checkbox"/> | <input type="checkbox"/> |
| 17. | Proposed contours or spot elevations | <input type="checkbox"/> | <input type="checkbox"/> |
| 18. | Location of proposed structures, curbs, drives, etc. | <input type="checkbox"/> | <input type="checkbox"/> |
| 19. | Stormwater Maintenance Agreement, if necessary | <input type="checkbox"/> | <input type="checkbox"/> |
| 20. | Detail of pavement patch, if applicable | <input type="checkbox"/> | <input type="checkbox"/> |
| 21. | Storm drainage layout, with elevations. | <input type="checkbox"/> | <input type="checkbox"/> |
| 22. | Utility layout, with elevations. | <input type="checkbox"/> | <input type="checkbox"/> |
| 23. | Floodplain limits, or negative statement | <input type="checkbox"/> | <input type="checkbox"/> |
| 24. | Wetlands impact/permit by USACOE | <input type="checkbox"/> | <input type="checkbox"/> |
| 25. | State waters impact/variance/permit by EPD/USACOE | <input type="checkbox"/> | <input type="checkbox"/> |
| 26. | NPDES permit by EPD, if required for industrial activities. | <input type="checkbox"/> | <input type="checkbox"/> |
| 27. | Copy of Notice of Intent (NOI) and check submitted to EPD | <input type="checkbox"/> | <input type="checkbox"/> |
| 28. | Approval from City for services, if necessary. | <input type="checkbox"/> | <input type="checkbox"/> |
| 29. | Development of Regional Impact (DRI) by Middle GA Regional
Commission, if necessary | <input type="checkbox"/> | <input type="checkbox"/> |
| 30. | Copy of Engineer's Insurance Certification | <input type="checkbox"/> | <input type="checkbox"/> |
| 31. | Is the development downstream of a dam? | <input type="checkbox"/> | <input type="checkbox"/> |
| 32. | Provide list of all Utility Companies on cover sheet. | <input type="checkbox"/> | <input type="checkbox"/> |
| 33. | Access permit (included in site plan approval) by Houston County | <input type="checkbox"/> | <input type="checkbox"/> |
| 34. | Access permit for state highways by GDOT, if necessary | <input type="checkbox"/> | <input type="checkbox"/> |
| 35. | Water Systems Analysis for supply and fire protection by Houston County | <input type="checkbox"/> | <input type="checkbox"/> |