

DEPARTMENT OF PLANNING  
AND DEVELOPMENT  
1140 Reynolds Street  
Covington, Georgia 30014  
Phone (770) 784-2197 or 2095  
Fax (770) 784-2118



MARIAN EISENBERG  
Director

## NOTICE

**DATE:** MARCH 28, 2005

**TO:** DEVELOPERS, ENGINEERS, HOMEBUILDERS AND SURVEYORS

**FROM:** MARIAN EISENBERG, DIRECTOR OF PLANNING AND DEVELOPMENT

**RE:** HOUSE LOCATION AND DRAINAGE PLANS (HLDP)

This notice is to inform you that we will begin enforcement of Sec. 415-080, of the 2003 Development Regulations. This provision allows us to require House Location Drainage Plans (HLDP) on lots that are subject to flooding and on lots the staff determines have a drainage problem. The Development Regulations provide that those lots are identified on the final plat, and prior to issuance of a building permit, a grading and drainage plan shall be submitted for review. Prior to the issuance of the certificate of occupancy, an as-built certification is required.

Exemptions:

1. Lots greater than one acre.
2. Lots that naturally drain to the street, or to a drainage ditch, pipe or stream.
3. Lots graded by the developer if grading is approved in the Land Disturbance Permit.

How this process will work:

1. Lots will be identified during Preliminary Plat review, and/or plan review for Land Disturbance Permit.
2. The final plat will be recorded with the affected lots stamped HLDP.
3. Prior to submittal of a building permit, submit the Plan using the attached ordinance and checklist.
4. A fee of \$20 is required per plan.
5. Plans will be reviewed by the Planning and Development Engineer.
6. We expect a 24 to 48 hour turn-around.
7. Prior to the Issuance of a Certificate of Occupancy, an as-built certification is required.

This process will be effective in reducing the problems and complaints we receive on a daily basis from property owners who are flooded by uphill lots.

If you have any questions or comments regarding this matter, please let me know.