

"APPENDIX C"

**CONSTRUCTION PLANS  
CONTENT REVIEW**

YES NO N/A

**TITLE SHEET:**

- \_\_\_\_ development name and proposed phase
- \_\_\_\_ owner's and engineer's name, address, phone #
- \_\_\_\_ sheet content schedule with page numbers
- \_\_\_\_ general location map
- \_\_\_\_ each sheet signed by registered engineer
- \_\_\_\_ plan scale shown on each sheet

**STAKING/LAYOUT PLAN:**

- \_\_\_\_ required and proposed parking calculations
- \_\_\_\_ centerline curve data and station #'s @ 100'
- \_\_\_\_ location of all easements
- \_\_\_\_ location relative to existing/future phases
- \_\_\_\_ adjacent property owners shown
- \_\_\_\_ flood elevation statement shown w/ zone limits
- \_\_\_\_ existing and proposed lot lines
- \_\_\_\_ traffic signage and striping per MUTCD
- \_\_\_\_ location of development signs (subdivision, business, entrance/exit)

**GRADING, DRAINAGE, AND PAVING PLAN:**

- \_\_\_\_ contours shown at 1 ft. intervals (proposed contours tied into existing)
- \_\_\_\_ topo information on adjacent property as appropriate
- \_\_\_\_ Corps approved wetland delineation
- \_\_\_\_ storm detention features
- \_\_\_\_ invert elevations for all pipes, inlets, etc.
- \_\_\_\_ ditch and swale invert elevations
- \_\_\_\_ detention pond profiles
- \_\_\_\_ peak water elevation labeled for 10, 50 and 100 year storm events
- \_\_\_\_ emergency spillway provided
- \_\_\_\_ maintenance access to and around pond
- \_\_\_\_ topo provided at pond discharge location
- \_\_\_\_ easements for all pipes, ditches, swales
- \_\_\_\_ right-of-way for all canals
- \_\_\_\_ signed Storm Water Management and Operations Plan that includes frequency and cost
- \_\_\_\_ access to County maintained right-of-way
- \_\_\_\_ access approved by Chatham County Dept. Of Engineering
- \_\_\_\_ access approved by GDOT
- \_\_\_\_ sidewalk location
- \_\_\_\_ either temporary or permanent cul-de-sacs

\_\_\_\_ location of preserved trees and required tree protection fencing  
\_\_\_\_ limits of disturbance

**UTILITY PLAN:**

\_\_\_\_ City/Provider approval for water/sewer plan  
\_\_\_\_ GA EPD approval for the water extension  
\_\_\_\_ Health Department approval of the well and septic area locations  
\_\_\_\_ location of all water/sewer improvements  
\_\_\_\_ streetlight layout from GA Power  
\_\_\_\_ location of applicable utility lines and easements  
\_\_\_\_ signature block for utility owner's approval  
\_\_\_\_ location of all improvements within R/W  
\_\_\_\_ typical section of utility locations in R/W  
\_\_\_\_ County or privately owned sanitary sewer pumping station area immediate  
and ultimate flow projections  
\_\_\_\_ location of preserved trees and required tree protection fencing

**STREET AND ROADSIDE DRAINAGE PROFILE:**

\_\_\_\_ profile of existing and proposed grades  
\_\_\_\_ centerline grade slopes (percent)  
\_\_\_\_ storm drain elevations shown on profile  
\_\_\_\_ utilities which cross profile

**SANITARY SEWER AND WATER MAIN PROFILES:**

\_\_\_\_ profile of existing and proposed grades  
\_\_\_\_ profile of proposed lines w/ percent slopes  
\_\_\_\_ locations of all features crossing line  
\_\_\_\_ gravity and force main lines  
\_\_\_\_ water main line

**NEIGHBORHOOD GRADING AND DRAINAGE PLAN:**

\_\_\_\_ existing and proposed contours  
\_\_\_\_ minimum house finish floor elevations  
\_\_\_\_ minimum garage finish floor elevations  
\_\_\_\_ lot drainage plan for each lot  
\_\_\_\_ lot numbers labeled in bold  
\_\_\_\_ proposed street centerline elevations every 100 ft.  
\_\_\_\_ flood elevation statement shown w/ zone limits

**SOIL EROSION CONTROL:**

\_\_\_\_ Land Disturbing Activity (LDAO) application  
\_\_\_\_ Air Curtain Destructor pit location (if any)  
\_\_\_\_ approval from Soil Conservation Service (SCS)  
\_\_\_\_ use of the SCS universal codes  
\_\_\_\_ construction exit provided  
\_\_\_\_ 24 hour contact provided  
\_\_\_\_ "On site inspection" statement (Erosion Control Ordinance)

- \_\_\_\_ "Prior to and concurrent with" statement (Erosion Control Ordinance)
- \_\_\_\_ construction schedule
- \_\_\_\_ clearing limits indicated w/ trees shown
- \_\_\_\_ erosion control provided for all pipe outlets
- \_\_\_\_ temporary sediment basin
- \_\_\_\_ temporary and permanent grassing indicated
- \_\_\_\_ flood elevation statement shown w/ zone limits
- \_\_\_\_ sampling schedule and turbidity NTU maximum

**LANDSCAPE PLAN:**

- \_\_\_\_ location and design of all required buffers and utility/drainage easements
- \_\_\_\_ calculations for required greenspace
- \_\_\_\_ calculations for required tree quality points
- \_\_\_\_ calculations for landscape quality points
- \_\_\_\_ summary of tree quality points and landscape quality points provided
- \_\_\_\_ summary of tree and landscape quality points for parking lot requirements
- \_\_\_\_ location of all preserved trees and required tree protection measures
- \_\_\_\_ location and quantity of proposed trees, shrubs, and ground covers
- \_\_\_\_ location of buildings, pavement, and hardscape materials
- \_\_\_\_ add a note to tree plan and utility plan that states tree islands shall be exclusive of light poles, transformers, etc.
- \_\_\_\_ location of existing and proposed water, sewer and storm utilities

**DETAILS:**

- \_\_\_\_ construction details shown for all structures
- \_\_\_\_ details for all proposed water quality and runoff reduction BMPs that meet the recommendations shown in the Coastal Stormwater Supplement including minimum separation between the bottom of the BMP and high water table
- \_\_\_\_ detail shown for all non-standard construction
- \_\_\_\_ planting details for trees and shrubs
- \_\_\_\_ tree protection construction detail

**CALCULATIONS:**

- \_\_\_\_ stamped GA registered Professional Engineer
- \_\_\_\_ Coastal Stormwater Supplement (CSS) spreadsheet for disturbed area
- \_\_\_\_ CSS exhibit that delineates all areas input into the CSS spreadsheet
- \_\_\_\_ infiltration test with water table depths at all areas proposed for infiltration practices (performed at bottom elevation of practice)
- \_\_\_\_ cut/fill mitigation for all proposed fill in a designated flood zone
- \_\_\_\_ volume calculations for all BMPs providing runoff reduction or water quality; volume shall also be shown on the grading plan for each pond/basin
- \_\_\_\_ pipe sizing calculations for the 25-yr storm event (including gutter spread)
- \_\_\_\_ "C" factor determined
- \_\_\_\_ time of concentrations determined

- \_\_\_ \_\_\_ \_\_\_ area drainage maps (pre and post)
- \_\_\_ \_\_\_ \_\_\_ 50 year elevations determined for each sub-basin
- \_\_\_ \_\_\_ \_\_\_ summary page
- \_\_\_ \_\_\_ \_\_\_ pond routing provided
- \_\_\_ \_\_\_ \_\_\_ 100 yr storm data for design of emergency overflow
- \_\_\_ \_\_\_ \_\_\_ peak water elevations determined

**APPROVALS:**

- \_\_\_ \_\_\_ \_\_\_ Inspection Services letter (subdivisions only)
- \_\_\_ \_\_\_ \_\_\_ MPC approval
- \_\_\_ \_\_\_ \_\_\_ Corps of Engineers approved wetland delineation
- \_\_\_ \_\_\_ \_\_\_ Corps of Engineers permit
- \_\_\_ \_\_\_ \_\_\_ DNR approved marsh delineation
- \_\_\_ \_\_\_ \_\_\_ DNR buffer encroachment variance
- \_\_\_ \_\_\_ \_\_\_ GSWCC approval of E&S plan

Signed: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_