

PROJECT NAME: _____

"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:

- ____ 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
- ____ 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
- ____ 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
- ____ pond maintenance responsibility
- ____ access to County maintained right-of-way
- ____ access approved by Curb Cut Committee
- ____ access approved by GDOT
- ____ sidewalk location
- ____ either temporary or permanent cul-de-sacs
- ____ **location of preserved trees and required tree protection fencing**
- ____ **limits of clearing**

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UTILITY PLAN:

- _____ City 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 SEPCO
- _____ location of applicable utility lines and easements
- _____ signature block for utility owners 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 PROFILE:

- _____ profile of proposed lines w/ percent slopes
- _____ locations of all features crossing line
- _____ gravity and force main lines

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

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- _____ 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

LANDSCAPE PLAN:

- ____ **location and design of all required buffers**
- ____ **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**

DETAILS:

- ____ construction details shown for all structures
- ____ detail shown for all non-standard construction
- ____ **planting details for trees and shrubs**
- ____ **tree protection construction detail**

CALCULATIONS:

- ____ stamped GA registered Professional Engineer
- ____ pipe sizing calculations
- ____ "C" factor determined
- ____ time of concentrations determined
- ____ area drainage map
- ____ 50 year elevations determined for each subbasin
- ____ 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

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Signed: _____

Printed Name: _____

Date: _____