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

Subdivision Construction Drawing Checklist

(Amended 9/2006)

PROJECT: _____

APPLICANT: _____ **FAX:** _____

ENGINEER: _____ **FAX:** _____

A. Engineering Office Use Only

_____ 1. Approved by EMS? Date: _____

_____ 2. Preliminary plat approved? Date: _____

_____ 3. Is the project in a groundwater recharge area? ☐ Yes ☐ No

B. Cover Sheet

_____ 4. Provide initial and/or revision date.

_____ 5. Provide name and location of the subdivision (including land lot and district).

_____ 6. Show present and proposed zoning.

_____ 7. Provide vicinity map.

_____ 8. Provide name, address, and telephone number of developer/owner and applicant.

_____ 9. Provide name, address, and telephone number 24-hour emergency contact.

_____ 10. Provide name, address, telephone number, GASWCC#, seal, and certification of design professional preparing plan.

_____ 11. Note total and disturbed acreage of the project or phase under construction.

_____ 12. Note total proposed wetland disturbance acreage or project or phase under construction, including lot construction. Provide statement if none.

_____ 13. Note state waters state waters located on or within 200 feet of the project site. Provide statement if none.

_____ 14. Provide table of contents.

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C. Existing Conditions

_____ 15. Provide existing topography.

_____ 16. Include Soil Series and their delineation.

_____ 17. Show all easements on property to include utility, ingress/egress, drainage, access, etc.

_____ 18. Show all existing structures on the property including houses, outbuildings, septic tanks, wells, fences, drainage structures, roads, etc. Note structures to be removed or to remain.

_____ 19. Show outline of existing tree areas on site.

_____ 20. Show the location of all state waters including lakes, ponds, perennial and intermittent streams, springs, etc. Label the appropriate watershed buffers, setbacks, and 1000' impact line.

_____ 21. Show all wetlands or note none.

_____ 22. Provide outline of the proposed limits of disturbance.

D. EROSION, SEDIMENTATION, AND POLLUTION CONTROL (All items below are to be placed on these sheets regardless of being found on other plan sheets)

_____ 23. Phase E&SC plans into an initial perimeter control plan, intermediate plan for mass grading, and a final phase plan showing all permanent measures and final stabilization.

_____ 24. Provide name and number of 24-hour local erosion and sediment control contact.

_____ 25. Provide description of existing land use at project site and description of proposed project. Describe critical areas and what extra measures will be used utilized for these areas.

_____ 26. Provide existing (dashed line) and proposed (bold, solid line) contours at 2' intervals.

_____ 27. Provide detailed construction activity schedule – show anticipated starting and completion dates for project events, ***include temporary vegetation and mulching timeline***.

_____ 28. Delineate all state waters located on or within 200 feet of the project site. Provide statement if none.

_____ 29. Delineate all buffers and setbacks outlined in the Development Regulations, Section VII, Watershed Protection Ordinance. This includes all State buffers.

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D. EROSION, SEDIMENTATION, AND POLLUTION CONTROL (Continued)

_____ 30. Delineate all wetlands. Provide statement on plans if none are present.

_____ 31. Show double row type "C" silt fence between land disturbing activities and county or state water or watershed buffers, wetlands, and the 100-year floodplain.

_____ 32. Note total and disturbed acreage of the project or phase under construction. Delineate the limits of disturbance.

_____ 33. 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.

_____ 34. Identify the project receiving waters and describe adjacent areas – neighboring areas such as streams, lakes, residential areas, etc., which might be affected.

_____ 35. Show storm-drain pipe and weir velocities and provide appropriate outlet protection to accommodate discharges without erosion. Provide table showing the flow characteristics of the pipe at full flow including pipe diameter, flow rate (cfs), velocity (fps), and tailwater condition.

_____ 36. 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. ***Silt fence is no to be included in sediment storage calculations.***

_____ 37. Delineate stockpile/borrow, storage, fueling, and concrete washout areas. Add all notes and/or construction details necessary to convey proper use and protection of these areas. ***Do not locate theses areas in known future septic tank or conservation areas.***

_____ 38. 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 Geographic region of Fayette County.

_____ 39. 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, latest edition.

The following note shall be placed on the plans in bold font:

_____ 40. **"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."**

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D. EROSION, SEDIMENTATION, AND POLLUTION CONTROL (Continued)

_____ 41. **"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."**

_____ 42. **"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."**

_____ 43. **"ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING"**

_____ 44. **"SILT FENCE IS TO BE PLACED ALONG BACK OF ALL CURB WITHIN 72 HOURS OF CURB INSTALLATION"**

_____ 45. **"I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLANPROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA," PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY OF THE YEAR IN WHICH LAND DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 10000_(1, 2, OR3)."**

SIGNED:_____(DESIGN PROFESSIONAL) DATE:_____

_____ 46. **"INSPECTIONS BY QUALIFIED PERSONNEL PROVIDED BY PRIMARY PERMITEE AND THE ASSOCIATED RECORDS SHALL BE KEPT ON SITE IN COMPLIANCE WITH GAR 10000_ (1, 2,OR 3).**

_____ 47. **I CERTIFY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN WAS DESIGNED AFTER A SITE VISIT BY MYSELF OR ONE OF MY DESIGNEE'S UNDER MY DIRECT SUPERVISION.**

SIGNED:_____(DESIGN PROFESSIONAL) DATE:_____

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E. TREE PROTECTION

_____ 48. Check for compliance with approved tree plan.

_____ 49. Are specimen trees protected outside of critical root zone(CRZ)? CRZ = 1.5' x diameter in inches at breast height of tree (DBH). Ex. 1.5' x 30" DBH Tree = 45' CRZ

_____ 50. Is there a tree fence detail?

F. STREET DESIGN

_____ 51. Show north arrow on each street.

_____ 52. 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).

_____ 53. Show minimum sight distance requirement on County road is met at S/D Entrance. Arterial= 500', Collector= 350', Local Street = 200'

_____ 54. Show plan view above street profile. Include proposed grading.

_____ 55. Show centerline stationing at even 100' and stationing at PC, PT, and centerline intersection of streets.

_____ 56. Give centerline curve data for proposed streets (to include delta, radius, arc, chord and tangent).

_____ 57. Minimum radius for horizontal curve = 170' (25 mph)

_____ 58. Minimum horizontal curve radius for dead ends and loops = 125'

_____ 59. Show cul-de-sacs: 60' R/W radius, pavement 40'

_____ 60. Show local street pavement width = 24'
Show curb and gutter for S/D where lot size is less than 5 Acres (no roll-back allowed). Total pavement width with curb is 28' B.O.C. to B.O.C.

_____ 61. Give radius for all curb returns to face of curb. Minimum radius 20'.

_____ 62. Show pavement, C&G and R/W widths if no typical section.

_____ 63. Show all proposed and existing storm sewers.

_____ 64. Show lateral subdrains. Every 500' roads 2% or less, all sag vertical curves, and sag cul-de-sacs.

_____ 65. Show entrance striping per Fayette County standard on entrances off County roads

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F. STREET DESIGN (Continued)

_____ 66. Show width and length of decel / accel lanes. Deceleration lanes – County Local & Collector = 120’ length with 50’ taper, County Arterial = 200’ length with 50’ taper

_____ 67. Show centerline profile of all streets with % grade, PVC, PVT, PVI and low point elevations.

_____ 68. Show centerline profile of existing streets 200’ beyond construction limits or 300’ right and left of the new intersection

_____ 69. Show length of vertical curves.

_____ 70. Maximum change in grade without VC = 1.0

_____ 71. Avoid steep grades and sharp crest VC near intersections

_____ 72. Provide minimum “k” values: 26 for sag and 12 for crest vertical curves

_____ 73. Minimum tangent between reverse horizontal curves = 50’ with no superelevation.

_____ 74. Maximum grade on street centerline = 15% with C&G

_____ 75. Maximum grade on street centerline = 10% w/o C&G

_____ 76. Minimum grade on street centerline = 1%

_____ 77. Show ditch or channel x-section with min. depth of flow needed

_____ 78. Provide typical section of right-of-way with pavement design (shoulder widths, slopes, utility location, etc.)

_____ 79. Provide typical section of C&G (no roll-back allowed)

_____ 80. Show all pipe crossings under streets. All pipes to be RCP under streets & in applications to create buildable lots, asphalt coated. CMP everywhere else 18” or greater is acceptable.

_____ 81. Note on profiles areas requiring 4’ or more of fill requires soil density testing.

_____ 82. Show road sub-grade fill details (compaction specs, maximum lift thickness, etc.). Copy language of Article III., Sec. 8-49.2 directly on plan or detail sheet.

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G. STORM DRAINAGE

_____ 83. Check road overtopping due to backwater from culverts (100-yr design storm, no over topping road)

_____ 84. Check for adequate inlet capacity (85% of 25 yr storm must be intercepted without exceeding ½ of travel lane)

_____ 85. Show 100-yr backwater limits of all yard inlets and culverts, where applicable.

_____ 86. Show centerline profile of all storm sewers with structure number, % grade, size and material

_____ 87. Show distance between access for storm drain or inlets <500'

_____ 88. 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

_____ 89. Show ditch or channel x-section with min. depth of flow needed.

_____ 90. 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. Provide table showing, or note, of the flow rate (cfs) and velocity (fps).

_____ 91. Show catch basin and pipe invert and top elevations

_____ 92. Show existing and proposed ground surface over centerline of pipes.

_____ 93. Graphically show 100 year Hydraulic Grade Line (HGL) on profiles.

_____ 94. Show impoundment detail.

_____ 95. Provide control structure details (weirs, retrofits, etc.)

_____ 96. Show drainage structure details (headwalls, yard drains, lateral subdrains etc.)

_____ 97. Provide pipe construction details (bedding class, pipe gage, backfill methods, etc.)

_____ 98. MFFE for lots is 3.0 ft above 100 – year elevation from all natural and manmade flood hazards.

_____ 99. Show improvements to be made to any existing impoundments or dams on the project site including outlet control structures, grading, spillways, armoring, maintenance, etc. Dams as classified by the Georgia Safe Dams Act, and all work associated, shall be regulated by the EPD. Note on plans in bold font: **"Fayette County does not accept ownership, maintenance, or responsibility for any dam or impoundment construction, either new or for maintenance reasons."**

_____ 100. Show centerline profile of all stream relocations.

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- ***All items above are minimum design requirements. The Fayette County Engineering Department may require additional design items at any time to ensure compliance with all County, State, and Federal Laws. Please contact the Engineering Department at 770.460.5730 ext. 5410 or http://fayettecountyga.gov/engineering/infoengine.asp to check on the status of revisions to the Development Regulations and this checklist.***

- ***Please obtain a copy of the Stormwater Checklist for the minimum design requirements of the Stormwater System.***

- ***Failure to review plans for compliance with the above checklist prior to submittal can result in unnecessary delay. Please submit a completed checklist with the certification statement below.***

I CERTIFY THAT I HAVE THOROUGHLY REVIEWED THE PLANS SUBMITTED AND THEY MEET ALL APPLICAPABLE ITEMS ON THE ABOVE CHECKLIST.

DESIGN PROFESSIONAL ***DATE:*** ***SEAL:***

REVIEW COMMENTS:

_____

_____

_____

_____

_____

COUNTY ENGINEERING DEPARTMENT:

APPROVED _____ **RESUBMIT** _____
DATE: _____ **DATE:** _____

APPROVED _____ **RESUBMIT** _____
DATE: _____ **DATE:** _____