

Non-Residential Site Plan Checklist (Amended 4/2013)

PROJECT NAME: _____

PROJECT ADDRESS: _____

APPLICANT: _____

**Site Plans must be prepared by an engineer or architect registered by the State of Georgia.
Items marked with (N) are missing or deficient**

Plan
Page#

Included
Y/N

- | | | |
|-------|-------|---|
| _____ | _____ | 1. Provide name and location of the development (including land lot and district). Include Subdivision name on recorded plat as applicable. |
| _____ | _____ | 2. Provide name, address, and telephone number of developer/owner and applicant. |
| _____ | _____ | 3. Provide name, address, telephone number, and professional seal of person preparing plan. |
| _____ | _____ | 4. Show locations and dimensions of all existing and proposed structures (principal and accessory). |
| _____ | _____ | 5. Delineate FEMA Area of Special Flood Hazard and identify source used for delineation. Reference the correct September 26, 2008 FIRM Panel. The MFFE must be at least 3.0 ft above the base flood elevation or 1 foot above the future-conditions flood elevation. Provide drainage basin area (acres) if Area of Special Flood Hazard present. Indicate whether the development parcel shares a common property line with another parcel containing an Area of Special Flood Hazard. |
| _____ | _____ | 6. Delineate all watershed protection buffers and setbacks outlines in the Development Regulations, Section VII, Watershed Protection Ordinance. A minimum of 1.0 acre or 50% of the minimum lot size, whichever is greater must be out of the building setbacks. |
| _____ | _____ | 7. Rights-of-way dedication (as needed), pavement edges, centerlines of roadways, and all easements. |

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Included
Y/N

- | | | |
|-------|-------|---|
| _____ | _____ | 8. Show parking layout, including landscaping. |
| _____ | _____ | 9. Provide Tree Protection Plan. (Article 6 of Development Regulations). |
| _____ | _____ | 10. Show required landscape areas, buffers, and screening. (Article 5 of Development Regulations) |

Hydrology/Hydraulics:

- | | | |
|-------|-------|--|
| _____ | _____ | 11. Delineate drainage basins across the site. Show offsite drainage areas for both previous and post developed conditions. Include drainage areas, CN values, and Tc estimates. |
| _____ | _____ | 12. Provide Stormwater Management Plan. |
| _____ | _____ | 13. Identify the project receiving waters and describe adjacent areas – neighboring areas such as streams, lakes, residential areas, etc., which might be affected. |
| _____ | _____ | 14. For septic systems, provide location on-site with footprint of system and all pipes that are to be part of system. Note approval from health department required. |
| _____ | _____ | 15. Provide construction details or standards for drainage structures. |
| _____ | _____ | 16. Is project in Groundwater Recharge Area? |

Storm Drainage:

- | | | |
|-------|-------|---|
| _____ | _____ | 17. Show 100-yr backwater limits of all yard inlets and culverts, where applicable. |
| _____ | _____ | 18. Show ditch or channel x-section with min. depth of flow needed. |
| _____ | _____ | 19. 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. |
| _____ | _____ | 20. Provide table showing , or note, of the flow rate (cfs) and velocity (fps). |
| _____ | _____ | 21. Show catch basin and pipe invert and top elevations. |

- _____ 22. Show existing and proposed ground surface over centerline of pipes.
- _____ 23. Graphically show 100-year Hydraulic Grade Line (HGL) on profiles.
- _____ 24. Show impoundment detail.
- _____ 25. Provide control structure details (weirs, retrofits, etc.)
- _____ 26. Show drainage structure details (headwalls, yard drains, lateral subdrains, etc.)
- _____ 27. Provide pipe construction details (bedding class, pipe gage, backfill methods, etc.)
- _____ 28. Provide unified stormwater sizing criteria (water quality, channel protection, overbank flood protection, and extreme flood protection)
- _____ 29. Provide a completed GSWMM Site review tool. (All sites must removed 80% of TSS per the review tool)

Erosion and Sediment Control Plan (Items under this section must be on the E&SC plan):

- _____ 30. Attach and complete copy of the appropriate GSWCC E&SC checklist.
- _____ 31. Total disturbed area of entire project _____.
- _____ 32. Notice of Intent as a _____ Primary Permittee, _____ Secondary Permittee, _____ Tertiary Permittee, or _____ NA.

**** This checklist is to serve as a minimum guideline for plan submittal. Please refer to all Federal, State, County, and Professional Organizations ordinances, regulations, and standards that apply to the development plans you are submitting for further guidance.***

Comments:

RESUBMIT- STORMWATER

DATE

RESUBMIT- STORMWATER

DATE

APPROVED- STORMWATER

DATE

APPROVED- STORMWATER

DATE