

Subdivision Construction Drawing Checklist

(Amended 1/2009)

PROJECT: _____

APPLICANT: _____

ENGINEER: _____ PHONE: _____

A. Office Use Only

- _____ 1. Approved by EMS? Date: _____
- _____ 2. Approved by Engineering? Date: _____
- _____ 3. Preliminary plat approved? Date: _____
- _____ 4. Is the project in a groundwater recharge area? Yes No

B. Cover Sheet

- _____ 5. Provide initial and/or revision date.
- _____ 6. Provide name and location of the subdivision (including land lot and district).
- _____ 7. Show present and proposed zoning.
- _____ 8. Provide vicinity map.
- _____ 9. Provide name, address, and telephone number of developer/owner and applicant.
- _____ 10. Provide name, address, and telephone number 24-hour emergency contact.
- _____ 11. Provide name, address, telephone number, GASWCC#, seal, and certification of design professional preparing plan.
- _____ 12. Note total and disturbed acreage of the project or phase under construction.
- _____ 13. Note total proposed wetland disturbance acreage or project or phase under construction, including lot construction. Provide statement if none.

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- _____ 14. Note state waters state waters located on or within 200 feet of the project site. Provide statement if none.
- _____ 15. Provide table of contents.

C. Existing Conditions

- _____ 16. Provide existing topography.
- _____ 17. Include Soil Series and their delineation.
- _____ 18. Show all easements on property to include utility, ingress/egress, drainage, access, etc.
- _____ 19. 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.
- _____ 20. Show outline of existing tree areas on site.
- _____ 21. 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.
- _____ 22. Show all wetlands or note none.
- _____ 23. Provide outline of the proposed limits of disturbance.

D. EROSION AND SEDIMENT CONTROL

- _____ 24. Attach and complete copy of the appropriate GSWCC E&SC checklist.

E. TREE PROTECTION

- _____ 25. Check for compliance with approved tree plan.
- _____ 26. 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
- _____ 27. Is there a tree fence detail?

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F. STREET DESIGN

- _____ 28. Show north arrow on each street.
- _____ 29. 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).
- _____ 30. Show minimum sight distance requirement on County road is met at S/D Entrance.
- _____ 31. Arterial= 500', Collector= 350', Local Street = 200'
- _____ 32. Show plan view above street profile. Include proposed grading.
- _____ 33. Show centerline stationing at even 100' and stationing at PC, PT, and centerline intersection of streets.
- _____ 34. Give centerline curve data for proposed streets (to include delta, radius, arc, chord and tangent).
- _____ 35. Minimum radius for horizontal curve = 170' (25 mph)
- _____ 36. Minimum horizontal curve radius for dead ends and loops = 125'
- _____ 37. Show cul-de-sacs: 60' R/W radius, pavement 40'
- _____ 38. Show local street pavement width = 24'
- _____ 39. Show curb and gutter for S/D where lot size is less than 5 Acres (no roll-back allowed).
- _____ 40. Total pavement width with curb is 28' B.O.C. to B.O.C.
- _____ 41. Give radius for all curb returns to face of curb. Minimum radius 20'.
- _____ 42. Show pavement, C&G and R/W widths if no typical section.
- _____ 43. Show all proposed and existing storm sewers.
- _____ 44. Show lateral subdrains. Every 500' roads 2% or less, all sag vertical curves, and sag cul-de-sacs.
- _____ 45. Show entrance striping per Fayette County standard on entrances off County roads

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STREET DESIGN (Continued)

- _____ 46. 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
- _____ 47. Show centerline profile of all streets with % grade, PVC, PVT, PVI and low point elevations.
- _____ 48. Show centerline profile of existing streets 200' beyond construction limits or 300' right and left of the new intersection
- _____ 49. Show length of vertical curves.
- _____ 50. Maximum change in grade without VC = 1.0
- _____ 51. Avoid steep grades and sharp crest VC near intersections
- _____ 52. Provide minimum "k" values: 26 for sag and 12 for crest vertical curves
- _____ 53. Minimum tangent between reverse horizontal curves = 50' with no superelevation.
- _____ 54. Maximum grade on street centerline = 15% with C&G
- _____ 55. Maximum grade on street centerline = 10% w/o C&G
- _____ 56. Minimum grade on street centerline = 1%
- _____ 57. Show ditch or channel x-section with min. depth of flow needed
- _____ 58. Provide typical section of right-of-way with pavement design (shoulder widths, slopes, utility location, etc.)
- _____ 59. Provide typical section of C&G (no roll-back allowed)
- _____ 60. 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.
- _____ 61. Note on profiles areas requiring 4' or more of fill requires soil density testing.

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- _____ 62. Show road sub-grade fill details (compaction specs, maximum lift thickness, etc.).
- _____ 63. Copy language of Article III., Sec. 8-49.2 directly on plan or detail sheet.

G. STORM DRAINAGE

- _____ 64. Check road overtopping due to backwater from culverts (100-yr design storm, no over topping road)
- _____ 65. Check for adequate inlet capacity (85% of 25 yr storm must be intercepted without exceeding ½ of travel lane)
- _____ 66. Show 100-yr backwater limits of all yard inlets and culverts, where applicable.
- _____ 67. Show centerline profile of all storm sewers with structure number, % grade, size and material
- _____ 68. Show distance between access for storm drain or inlets <500'
- _____ 69. 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
- _____ 70. Show ditch or channel x-section with min. depth of flow needed.
- _____ 71. 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.
- _____ 72. Provide table showing, or note, of the flow rate (cfs) and velocity (fps).
- _____ 73. Show catch basin and pipe invert and top elevations
- _____ 74. Show existing and proposed ground surface over centerline of pipes.
- _____ 75. Graphically show 100 year Hydraulic Grade Line (HGL) on profiles.
- _____ 76. Show impoundment detail.
- _____ 77. Provide control structure details (weirs, retrofits, etc.)
- _____ 78. Show drainage structure details (headwalls, yard drains, lateral subdrains etc.)

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- _____ 79. Provide pipe construction details (bedding class, pipe gage, backfill methods, etc.)
- _____ 80. MFFE for lots is 3.0 ft above 100 – year elevation from all natural and manmade flood hazards.
- _____ 81. Show improvements to be made to any existing impoundments or dams on the project site including outlet control structures, grading, spillways, armoring, maintenance, etc.
- _____ 82. 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.”**
- _____ 83. Show centerline profile of all stream relocations.
- _____ 84. ***All items above are minimum design requirements. The Fayette County Environmental Management Department may require additional design items at any time to ensure compliance with all County, State, and Federal Laws. Please contact the Environmental Management Department at 770.305.5410 or http://www.fayettecountyga.gov/stormwater_management/index.asp to check on the status of revisions to the Development Regulations and this checklist.***
- _____ 85. ***Please obtain a copy of the Stormwater Checklist for the minimum design requirements of the Stormwater System.***
- _____ 86. ***Include GIS Monument.***
- _____ 87. ***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:

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REVIEW COMMENTS:

FAYETTE COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT:

APPROVED _____

RESUBMIT _____

DATE: _____

DATE: _____

APPROVED _____

RESUBMIT _____

DATE: _____

DATE: _____