SITE DESIGN CHECKLIST

PROJECT NAME:_____

LDP#_____DATE:_____

REVIEWED BY:_____

Please address all items marked with an "X" below, as well as any additional comments on this checklist or on the redlined plans. Please return this checklist and the redlined plans when resubmitting in order to speed up the revised plan review.

GENERAL INFORMATION:

1. ____ Name of Developer and/or Owner with address and telephone number.
2. ____ Vicinity map.
3. ____ North arrow.
4. ____ Seal and signature of registered professional engineer or registered land surveyor on all sheets.
5. ____ Topographic map with all elevations referenced to mean sea level and a contour interval equal to 2 feet and all finish contours.
6. ____ Graphic scale.
7. ____ Benchmark used. Show location and elevation on plans.
8. ____ Origin of survey.
9. ____ All boundaries with bearing and distances shown.
10. ____ Provide encroachment agreement for offsite work.
11. ____ Label all structures as either existing or proposed and provide finish floor elevation(s).

DRAINAGE:

12. ____ Submit Stormwater Management Report.
13. ____ Acreage of all off-site drainage areas contributing to flow thru the project. Show on plans or note if no off-site drainage.
14. ____ Plan and profile of all pipes including grade, type of pipe, 100 year HGL, elevations, proposed cover, manholes and headwalls.
15. ____ Minimum of 12" of compacted fill material required over all pipes. Minimum 2.8 feet – top of pipe to top of finish pavement - required over pipes under roadway.

16. ____ Storm sewer slopes must be greater than or equal to 0.5%.
17. ____ All storm drain pipes will be a minimum of 18" in diameter.
18. ____ All storm drain pipe must be concrete under pavement within right of way.
19. ____ All storm drain pipe must be concrete or GDOT approved HDPE outside of right of way.
20. ____ All storm drain pipes with > fifteen (15) feet cover shall be concrete. > 15' to < 20' cover shall be Class IV. > 20' cover shall be Class V.
21. ____ 100-Year upstream headwater elevation at pipes to be shown by labeling elevation and outlining contour at that elevation. This contour will be the drainage easement if it extends outside of the 20' drainage easement.
22. ____ Show details for all proposed storm drainage structures per City of Cumming Standards or GDOT Standard Details.
23. ____ Stormwater N.P.D.E.S. comments must be satisfactorily addressed prior to plan approval.
24. ____ Pipe to discharge into natural draw or graded ditch with rip-rap ditch checks. Size rip rap aprons and provide dimensions on plans, including apron depth.
25. ____ Provide channel protection and/or permanent energy dissipation (in addition to rip-rap) at all outlets having a discharge velocity greater than 5 fps or Froude Number greater than 2.5.
26. ____ Provide complete pipe chart including pipe size, pipe gauge or class, time of concentration, runoff coefficient, rainfall intensity, drainage area, and outlet velocity. Design for 25- year storm. The 100 year storm shall be used on live streams, cross drains serving 20 acres or larger, and any pipe receiving off-site drainage.
27. ____ Minimum 20' storm drainage easement on all storm drain pipes, drainage swales and water courses receiving off-site drainage.
28. ____ Minimum 20' drainage/access easement from public right-of-way required for all stormwater facilities.
29. ____ Add Note: Modular retaining wall design must be submitted to the City of Cumming for approval prior to construction plan approval. Wall design must include details and specifications that are site specific and must be signed and sealed by a registered professional engineer in the State of Georgia. All walls greater than thirty (30) inches in height shall include a fence or handrail along the top. □ Provide spot top and bottom wall elevations on grading plan.

ENTRANCE(S):

30. ____Proposed entrance location and details must be approved by the Georgia Department of Transportation, Gainesville District prior to the issuance of a land disturbance permit.

31. ____Provide sight distance profile and sight distance certification on plan or in letter form that is specific to the project and indicates compliance with AASHTO "Policy on Geometric Design of Highway and Streets," Chapter 9 (at-grade intersections), latest edition. Note the posted speed limit and the actual sight distance in both directions.

32. ____Provide distance to nearest intersection on _____.

33. ____Plan view of existing City Road fronting property with centerline and pavement width.

34. ____Provide detail of proposed entrance with existing and proposed grades, utilities, storm drainage and pavement specifications.

35. ____Entrance width to be a minimum of 24' from the back of curb to back of curb.

36. ____Entrance radius to be a minimum of 30' to the back of curb.

37. ____Provide a decel lane typical of GDOT Driveway and Encroachment Manual, latest edition.

38. ____Provide accel/decel lane striping typical of GDOT standard.

39. ____Provide a typical section detail, per GDOT Standard.

40. ____Show location of proposed entrance monument. Entrance monuments must be set back 10 feet (minimum) from right of way.

100 East Main Street | Cumming, Georgia 30043 | (770)781-2010 | cityofcumming.net

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ADDITIONAL COMMENTS: