General Proposed Development Site Plan Checklist

INSTRUCTIONS FOR USE:

- Please indicate applicable page #s, sign, and date form.
- Submit this completed checklist with every development submittal for complete project package.
- If checklist item is not applicable to project; mark 'N/A' at Pg ___

Project: _____

	Check	Peach Use Only
I. Cover Sheet & General Information:		
1. Applicant information: Name, legal address, and telephone number	Pg	
2. Common address and legal description of site	Pg	
3. Sealed by Certified Design Professional	Pg	
4. Vicinity map	Pg	
5. Original Date; Revision Date(s) (as applicable)	Pg	
6. Narrative describing proposed project and post-construction stormwater management measures.	Pg	
7. Description of existing and proposed land use	Pg	
II. Existing Conditions: (recommended scale 1" = 50' or greater detail)		
1. Properly scaled drawing: provide scale and north arrow as appropriate	Pg	
2. Existing topography and spot elevations (minimum of 2-foot contours recommended)		
a. Georgia State Plan utilizing Mean Sea Level	Pg	
b. Contours shall extend outside proposed development property lines to clearly demonstrate water flow leaving site in right-of-way, etc.	Pg	
3. Adjacent property owners & zoning	Pg	
4. Mapping of soils from USDA soil surveys as well as the location of any site-specific soils investigations that may have been performed	Pg	
5. Boundaries of existing vegetation	Pg	
6. Distance to nearest Land Lot Line or Right-of-way intersection, I.e. tie down; PC prefers to nearest dedicated street	Pg	
7. Show and provide statement for any onsite and offsite easements (e.g. GA Power, RR, etc.)	Pg	
8. Location of existing roads, buildings, parking lots, and other impervious areas	Pg	
9. Location of existing utilities (e.g. water, sewer, gas, electric) and easements	Pg	
10. Location of existing stormwater structural and non-structural conveyance systems (e.g. storm drains, inlets, catch basins, channels, swales, and areas of overland flow)	Pg	
11. Stormwater runoff flow paths indicated	Pg	
12. Location and boundaries of natural feature protection and conservation areas such as wetlands, lakes, ponds, and other setbacks (e.g. streams buffers, drinking water well setbacks, septic setbacks, etc.)	Pg	

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13. Perennial, intermittent, and ephemeral streams including state waters required buffers as determined by Peach County Engineering Serves Director/County Engineer	Pg	
14. If state waters within 100 feet of site, provide notation as appropriate	Pg	
15. If Special Flood Hazard District		
a. Provide floodplain statement of existence/absence of 100-year flood plain onsite and FEMA Firm Panel number that was referenced for this determination	Pg	
b. Clearly show 100-year limits on plans	Pg	
c. Location of floodplain floodway limits and relationship of site to upstream and downstream properties and drainages	Pg	
16. If wetlands on site, clearly denote the area of wetlands	Pg	
III. Proposed Conditions: (recommended scale 1" = 50' or greater detail)		
1. Carry forward from Existing Conditions: easements, roads, buildings, parking lots, and other impervious areas, stormwater conveyance systems natural features, setbacks, streams, wetlands, floodplains, etc.	Pg	
2. If Demolition of impervious surface areas, provide appropriate notation(s) of demolition areas and include Demolition Timeline in Project Construction Timeline	Pg	
3. Proposed contour changes to existing topography	Pg	
4. Proposed limits of disturbed area(s)	Pg	
5. Proposed roads, buildings, parking lots, and other impervious areas	Pg	
6. Proposed utilities (e.g. water, sewer, gas, electric) and easements as required	Pg	
7. Utility layout profiles: Check for conflicts with storm, sewer, waterlines and detention pond elevations	Pg	
8. Proposed stormwater structural and non-structural conveyance systems (e.g. storm drains, pipe, inlets, catch basins, channels, swales, areas of overland flow, green infrastructure, etc.)	Pg	
9. Stormwater runoff flow paths indicated	Pg	
10. Locations and dimensions of proposed channel modifications, such as bridge or culvert crossings	Pg	
11. Construction Specification/Details; to include but are not limited to:		
a. Pavement sections, Patches, Flumes, Curbing, etc.	Pg	
b. If vehicular traffic requires heavy pavement, clearly demonstrate location and details of necessary pavement specifications	Pg	
c. If truck use anticipated, provide drawing verifying adequate turning radii and overhead clearances	Pg	
d. Drop Inlet/Junction Boxes/Curb Inlet details (if private property, PC recommends this practice; in Public right-of-way, PC requires this practice):		
i. Include location of MH ring, lid access, and steps/ladder (for depths over 3')	Pg	
ii. Proper alignment of manhole opening with position of steps to provide safe access to steps	Pg	

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e. Details and construction notes for each proposed detention and water quality treatment facility; including volumes, elevations, depths, dimensions, materials, and as appropriate: orifice protection devices trash racks, pretreatment structures, overflow locations & structures, fencing, anti-seep collars, etc.	Pg	
i. PC only allows 40% TSS removal for proprietary devices. Multiple devices in series may be allowed for 80% TSS Removal. Provide supporting documentation.		
ii. PC lies over a protected Aquifer		
iii. See Section VI. Erosion & Sediment Control on Checklist		
f. If structural wall proposed, heights greater than 4' require certification by Professional Engineer	Pg	
12. Include, in bold, on plans: **"All Utilities, storm drains and service lines will be marked with locator wire."**	Pg	
13. If Special Flood Hazard District		
a. Provide Peach County Flood Permit Application	Pg	
b. FEMA Firm Panel required on all plans showing site location	Pg	
c. All requirements of Peach County Floodplain Ordinance must be met	Pg	
14. Maintenance Access Easements		
a. Provide dedicated easement from public right-of-way to all stormwater management facilities which require regular maintenance and inspections on a permanent basis	Pg	
b. Ensure sufficient area for all necessary equipment for maintenance activities	Pg	
c. Documentation included in Maintenance Agreement	Pg	
Note: Upon final site inspection and approval, a plat or document indicating that such easements exist shall be recorded and shall remain in effect even with the transfer of title of the property.		
15. Provide stormwater required fencing or safety benches as required in accordance with Georgia Stormwater Management Manual	Pg	
16. For temporary encroachments and easements, provide letter of acknowledgement and agreement from appropriate property owner(s) and clearly demonstrate location on plans as appropriate	Pg	
17. Planning & Zoning • Contact Bureau Veritas for specific questions • CLDR = Comprehensive Land Development Resolution		
a. Provide notation of "Proposed Land Use" as appropriate and zoning district	Pg	
b. Note Minimum Lot Area and Width (CLDR Section 81) on plans	Pg	
c. Note and show all Building Minimum Setback Regulations (CLDR Section 82) on plans as applicable	Pg	
d. Note Parking Requirements per zoning & "use" on plans	Pg	
e. Note and show all Buffer Requirements on plans	Pg	

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f. Provide location and detail for Approved Building Permit (CLDR Section 96) on plan	Pg	
g. Commercial Property Driveways – Adhere to GDOT Regulations for Driveway & Encroachment Control Manual	Pg	
h. Apartments		
i. Show Distance between buildings on plans	Pg	
ii. Note Density Requirements on plans	Pg	
i. Indicate required right-of-way and any required dedications shown on plans as applicable per zoning.	Pg	
IV. Representative cross-section and profile drawings and details of structural stormwater controls and conveyances		
1. Existing and proposed structural elevations (e.g. invert of pipes, manholes, etc.)	Pg	
2. Structural details of structural control designs, outlet structures, embankments, spillways, grade control structures, conveyance channels, etc.	Pg	
3. 25 and 100-year hydraulic grade lines for all existing and proposed stormwater conveyance elements including stormwater drains, pipes, culverts, catch basins, channels, swales, and areas of overland flow and all 100-year surface water elevations.	Pg	
4. 25 and 100-year velocities for all existing and proposed stormwater conveyance elements including stormwater drains, pipes, culverts, catch basins, channels, swales, and areas of overland flow and all 100-year surface water elevations	Pg	
V. Landscaping and Open Space plans for structural stormwater control and any site reforestation or revegetation		
1. Landscaping plan providing the arrangement of planted areas, natural and greenspace areas, and other landscaped features on the site plan	Pg	
2. Information and specifications necessary to construct the landscaping elements shown on the plan drawings	Pg	
3. Descriptions and standards for the methods, materials, and vegetation that are to be used in the construction	Pg	
4. Density of plantings	Pg	
5. Descriptions of the stabilization and management techniques used to establish vegetation	Pg	
6. Description of responsible party for ongoing maintenance of vegetation for the stormwater management facility and what practices will be employed to ensure that adequate vegetative cover is provided	Pg	
7. If dedicated Landscaping and Open Space Plan, include in Stormwater Management Plan as applicable		
a. Narrative of design intent for Landscaping and Open Space Plans, etc.	Pg	
b. Applicable owner, maintenance requirements, legal description, plat, etc.	Pg	
VI. Erosion & Sediment Control: NRC Approval Required		
Note: • When submitting plans to Peach County Engineering services, a set of plans must be submitted to Natural Resources Conservation Service (NRCS) for approval of Erosion and Sediment Control Plan.		

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• Peach County Engineering Services will review and approve all hydraulic components and reserves right to address any BMPs which are missing or may possibly have a negative impact to property, right-of-way, or downstream components. • Peach County highly encourages Level Spreaders to reduce riprap maintenance issues and reduce erosive conditions when velocity(ies) exceed 5 fps		
1. Meet requirements outlined in the Manual for Erosion and Sediment Control in Georgia latest edition	Pg	
2. Vegetative Plan is to be site specific; not just charts from Georgia Stormwater Management Manual.	Pg	
3. Frequently missed items:		
a. Concrete Washout	Pg	
b. Surface Skimmer	Pg	
c. Permanent Sedimentation Markers	Pg	
d. Emergency Overflow as applicable per BMP	Pg	
e. One-foot freeboard as applicable per BMP	Pg	
f. Maneuverability of maintenance equipment and ability to access and maintain BMP	Pg	
VII. Stormwater Management Plan		
Note: Stormwater Management Plan must be submitted BOUND. As a legal document sealed by a Design Professional, PC will not insert revised pages at any time; thus, unbound plans and page additions will not be accepted.		
1. Statement of Certification by Design Engineer with Signature	Pg	
2. Sealed by Certified Design Professional	Pg	
3. Pre-Development hydrologic and hydraulic analysis including:		
a. Narrative for pre-development conditions summarizing analysis	Pg	
b. Analyze and include all information required in accordance with the Georgia Stormwater Management Manual	Pg	
c. Provide methodologies used, assumptions, site parameters, and supporting calculations for existing conditions hydrologic analysis of stormwater infrastructure runoff rates, existing structures storage volumes (from zero to maximum head), and velocities.	Pg	
d. Hydrologic and hydraulic analysis of the stormwater management system for all applicable design storms (including stage-storage or outlet rating curves, and inflow and outflow hydrographs)	Pg	
e. Topographic map with pre-development drainage basin boundaries indicated, include:		
i. Delineation of drainage basins	Pg	
ii. Notation of basin acreages, C/CN values, impervious areas, and T_C	Pg	
iii. Direction of flow paths and exists from site	Pg	
iv. Boundaries at which runoff will exit property	Pg	
f. Redevelopment site		
i. Pre-development conditions shall be modeled using the established guidelines for the portion	Pg	

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of the site undergoing land development activities		
4. Post Development hydrologic and hydraulic analysis including:		
a. Narrative for post-development conditions:		
i. Summary analysis	Pg	
ii. Provide estimates of unified stormwater sizing criteria requirements (specify WQ_v, C_p, Overbank Flood Protection, Extreme Flood Protection)	Pg	
iii. Identification and calculation of stormwater site design credits	Pg	
iv. Describe how selected structural stormwater controls will be appropriate and effective	Pg	
v. Where applicable, a narrative describing how the stormwater management system corresponds with any watershed protection plans and/or greenspace protection plan.	Pg	
vi. Final sizing calculations for structural stormwater controls including contributing drainage area, storage, and outlet configuration	Pg	
vii. Comparison Chart of pre- and post-development flows	Pg	
b. Analyze and include all information required in accordance with the Georgia Stormwater Management Manual	Pg	
c. Proposed conditions hydraulic analysis for water quality BMPs	Pg	
d. Provide methodologies used, assumptions, site parameters, and supporting calculations for proposed conditions hydrologic analysis of stormwater infrastructure runoff rates, proposed structures storage volumes (from zero to maximum head), and velocities	Pg	
e. Hydrologic and hydraulic analysis of the stormwater management system for all applicable design storms (including stage-storage or outlet rating curves, and inflow and outflow hydrographs)	Pg	
f. Topographic map with post-development drainage basin boundaries indicated, include:		
i. Delineation of drainage basins Note: Peach County does not allow for "moving" stormwater runoff from one basin to another.	Pg	
ii. Notation of basin acreages, C/CN values, impervious areas, and T_C	Pg	
iii. Direction of flow and exists from site	Pg	
iv. Boundaries at which runoff will exit property	Pg	
g. Redevelopment site		
i. If redevelopment area constitutes more than 50% of the site area for the entire site, then the performance criteria in the Peach County Ordinances must be met for the stormwater runoff from the entire site	Pg	
5. Dam safety and breach analysis, where necessary		
a. Narrative for Post-development conditions summarizing analysis. Include comparison table for flow and velocities as applicable between pre- and post-development design	Pg	
b. Assumptions, results, and supporting calculations to show safe passage of post-development design flows downstream c. Analysis of downstream conditions address each and every point or area along the project site	Pg	

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6. Downstream Analysis		
a. Final analysis of potential downstream impact/effects of project	Pg	
b. Summarize assumptions, results and supporting calculation to show safe passage of post development design flow	Pg	
c. Comparison Chart of pre- and post-development flows	Pg	
d. Analyze in accordance with the Georgia Stormwater Management Manual	Pg	
e. Focus on the portion of drainage channel or watercourse immediately downstream from the project	Pg	
f. Area shall extend downstream from the project to a point in the drainage basin where the project area is 10% of the total basin area. Ensure all control structures to this point are analyzed	Pg	
g. Include in runoff volume and discharge rates consideration for any off-site planned future upstream land use changes	Pg	
7. Georgia Stormwater Management Stormwater Quality Site Plan Review Tool for Runoff Reduction and TSS Removal Efficiencies	Pg	
8. Maintenance Agreement (unless an on-site stormwater management facility or practice is dedicated to and accepted by the County)		
a. Execute an easement and an inspection and maintenance agreement binding on all subsequent owners of land served by an on-site stormwater management facility or practice	Pg	
b. Name, legal address and phone number of responsible parties for maintenance activities	Pg	
c. Description and schedule of maintenance tasks	Pg	
d. Description of applicable easements	Pg	
e. Description of funding source	Pg	
f. Access and safety issues	Pg	
g. Procedures for testing, removal, and disposals of sediments, if required.	Pg	
h. Provisions for the periodic review and devaluation of the effectiveness of the maintenance program and the need for revisions or additional maintenance procedures shall be included in the plan	Pg	
i. Landscaping and Open Space plans for structural stormwater controls and any site reforestations or revegetation documentation from proposal, if required	Pg	
j. Maintenance Access Easement as required (see Post Development Plan requirements)	Pg	
VIII. Miscellaneous		
1. Certify and provide documentation to PC that all applicable environmental permits have been acquired for the site prior to approval of Stormwater Management Plan and issuance of stormwater permit.		
a. State Waters	Pg	
b. Buffers	Pg	
c. Wetlands	Pg	

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2. Certify and provide documentation to PC that all applicable permits have been acquired		
a. GDOT	Pg	
b. GSWCC	Pg	
c. NPDES	Pg	
3. Waiver Requests	Pg	
4. Evidence of acquisition of all necessary legal agreements (e.g. easements, covenants, land trusts, etc.)	Pg	
5. Private property roadways require GA Condominium Act Agreements as necessary.	Pg	

Submittal Designer Signature: _____ Date: _____

Submittal Designer Printed Name: _____