



Planning and Development
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DEVELOPMENT NAME: _____

DEVELOPMENT PHASE: _____

I. LOCATION MAP

II. EVERY SHEET

1. Title Block
2. North Arrow
3. Scale

III. LEGAL

1. Adjoining street names, pavement limits, and rights-of-way
2. Adjoining property owners

IV. GENERAL NOTES

V. SITE PLAN I

1. Suitability of Lots for Development
2. Suitability of Lots to be Dedicated to the City for Public Purposes
3. Proposed Use of Property vs. Zoning
4. Required Public Improvements Shown
5. Lot Size and Shapes Shown
6. Survey Monuments Placed
7. Standard Drawings Use
8. Landscape Buffers and Tree Preservation Shown
9. Recreation Areas Shown
10. Wetlands Shown

VI. SITE PLAN II

1. Access to Adjoining Parcels Maintained
2. Dedication of Street Rights-of-way Shown
 - a. New streets
 - b. Existing streets
3. Street Improvements Designed
 - a. New streets
 - b. Existing streets
4. Street Layout Conforms with Comprehensive Plan
5. Traffic Control
 - a. Striping per GDOT shown
 - b. Street lights shown
6. Work Uses GDOT Specifications
7. Additions to Existing Street
8. Subgrade – Minor Streets
9. Surfaces – Minor Streets

- 10. Major Streets**
- 11. Curb and Gutter**
- 12. Underground Utilities**
- 13. Sidewalks**

VII. UTILITY PLAN

- 1. New Utilities Placed in Standard Locations**
- 2. Water and Fire Hydrants Present or Designed**
 - a. Estimated Waste Water Flows in GPM**
- 3. Wastewater Present or Designed**
- 4. Utility Easements of Proper Width**
- 5. Street Cuts for utility Installation**

VIII. GRADING PLAN

- 1. Grading**
 - a. 2' contour intervals**
 - b. 2:1 maximum slope**
 - c. Building pads shown**
 - d. Roads and Ditches Show**
- 2. Storm Water Management Report**
 - a. GA professional stamp, PE stamp if floodplains involved**
 - b. Assumes upstream development per development plan**
 - c. Downstream analysis**
 - d. Exemption for small discharges into large streams**
 - e. Hydrographs (2, 5, 10, 25, 50, 100)**
 - f. Detention facility location**
 - g. No increase from predevelopment flows to postdevelopment flows (2, 5, 10, 25, 50, 100)**
 - h. Predevelopment flow can be no greater than that estimated by a Rational Method C of 0.25 or a SCS Method CN of 60**
 - i. One Year storm flows to be released over 24-hour period**
 - j. Calculations included**
 - k. Pond cannot disturb legally mandated stream buffer**
 - l. 100 year pool cannot cover public right-of-way utility easements**
 - m. 100 year pool cannot cover required private recreation facilities**
 - n. Pond on private property with private maintenance**
 - o. Pond not on a residential lot**
 - p. 20-foot pond access easement in commercial**
 - q. 30-foot pond access easement in residential**
 - r. 30-foot pond access easement when combined with another easement**
 - s. Pond easement to cover 100 year pool plus 10' wide buffer**
 - t. All tree stumps removed below 10 year pool**
 - u. Pond bottom grassed**
 - v. 6' high fence around pond if normally dry, with 12-foot gate, at least 10' from outside of pond easement**
 - w. If residential, no more than 50% of perimeter of pond may be walled**

- x. Pond driveway must be grassed or paved, with a slope no steeper than 5:1
3. Drain Pipes
 - a. Comply with GDOT standards
 - b. No smooth interior corrugated polyethylene pipe under pavement
 - c. Rational method C and SCS curve numbers per City of Loganville
 - d. Pipes must convey 100 year storm with 1.5' of freeboard below road centerline
 - e. Pipes must convey 100 year storm with out increasing water elevations upstream
 - f. 100 year water surfaces shown on plans
 - g. Minimum culvert size 18"
 - h. Minimum long storm flow collector size 15"
 - i. Plans show flows, velocities, and 25 year and 100 year hydraulic grade lines on profile views
 - j. Energy dissipation at outfalls per GA Storm Water Management manual
 - k. Headwalls or flared ends at all inlets and outlets
 - l. Flared ends same material as pipe
 - m. Submittals include pipe flow calculations
 4. Surface Drainage
 - a. Channels designed to carry 25 year flows with freeboard equal to 20% of design depth
 - b. Post development channel velocities cannot exceed predevelopment channel velocities at down stream property line
 - c. No V shaped channels
 - d. 25 year hydraulic grade line shown on channel profiles
 - e. Channels must convey 100 year flows below building and street levels
 - f. Channels in fills must be lined
 - g. Other channel must be grassed or lined
 5. Erosion Control
 6. Dams
 - a. Must comply with state standards if development downstream
 - b. Must comply with state standards if 9' high or impound 20 acre-feet at normal pool
 - c. Must have GA PE certification
 - d. If a or b apply but not designed to state standards, a dam breach easement must be obtained downstream
 - e. Existing dams renovated to same standards as new
 7. Wet Ponds (Lakes) and Dry Ponds with Wetland Plantings
 - a. Wet ponds shall have a drainage area between 20 and 300 acres
 - b. Dry ponds with wetland plantings shall have a drainage area less than 20 acres
 - c. Wet ponds shall have permanent pool that averages 3 to 7 feet deep, with no point more than 12 feet deep

- d. Wet ponds shall have a minimum surface area of 0.25 acres or 1% of the drainage area, whichever is greater
 - e. 3:1 maximum slopes
 - f. 10' wide beach 1' above permanent pool
 - g. Forebay volume
 - h. Inlet velocity diffuser
 - i. Outlet velocity diffuser
 - j. Water quality volume must be provided
 - k. Trash racks or hood required on outlets
 - l. Anti seep collars required under dams
8. Storm Water Quality
9. Runoff Treatment
- a. Volume = $1.2 (.05 + .009I) As/12$
 - b. Half of this volume pass out of pond over 24 hours through a filter drain
 - c. If detention pond for a new development was constructed before 4/27/1999, it must be retrofitted
 - d. If more than 5% of a development with an existing pond is being redeveloped, the pond must be retrofitted

IX. ENGINEERING

- 1. GA PE or other appropriate professional stamp on every sheet
- 2. Size and Shape of Lots
 - a. House location plan for lots with easements, flood plains, detention ponds, or have an odd shape
 - b. Residential drainage plan for lots with drainage easements, flood plains, or steep slopes
- 3. Size and Shape of Blocks
- 4. Roadway Access to Development
- 5. Street Design
 - a. Minimum and maximum grades
 - b. Vertical curves
 - c. Horizontal curves
 - d. Superelevation
 - e. Clearances
- 6. Street Intersections
 - a. 90 degree angles
 - b. Horizontal alignments
 - c. Vertical alignments
- 7. Driveways
 - a. Driveway intersections
 - b. Driveway widths
 - c. Auxiliary lanes on existing streets
 - d. Sight distances
 - e. Spacing and alignment
- 8. Storm Water Detention
 - a. Outlet orifices no smaller than 3"

- b. Outlet orifices smaller than 15" require trash racks
 - c. Emergency spillway is required unless all criteria are met
 - d. Earthen dams shall have 8' wide tops
 - e. Riprap faced dams shall have 2:1 max slopes
 - f. Earth faced dams shall have 3:1 max slopes
 - g. 1.5 feet of freeboard above 100-year pool for earthen dams
 - h. 1.0 feet of freeboard above 100-year pool for concrete dams
 - i. Parking lot detention away from buildings and entry drives
 - j. Parking lot detention max depth 12'
 - k. Parking lot detention must drain in 30 minutes after peak
 - l. Parking lot detention slopes between 1 and 5%
 - m. Underground and rooftop detention
 - n. Sedimentation basins used wherever possible
 - o. Lakes not used for detention must comply with regulation
9. Storm Water Runoff
- a. Maximum velocity
 - b. Maximum slope
 - c. Minimum cover
 - d. Outfall locations
 - e. Maximum flows into streets