CHAPTER 10

REVIEW CHECK LISTS AND ELECTRONIC FILE FORMAT

10.7 Final Plat Review

DEVELOPMENT NAME:

ENGINEER:

DISTRICT/LANDLOT:

FAX NUMBER:

REVIEWER:

DATE:

CITY CASE #:

Please contact City of Lawrenceville and Zoning Office at (770) 963-2414 with any questions

FYI: IT IS THE OWNERS/DEVELOPER'S RESPONSIBILITY TO BE IN COMPLIANCE WITH APPLICABLE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND CLEAN WATER ACT REQUIREMENTS.

Abbreviations: | FPMO – Floodplain Management Ordinance | RDNR – Rules of the Department of Natural Resources | ESCO – Erosion and Sediment Control Ordinance | SWDM – City of Lawrenceville Storm Water Design Manual |

GENERAL COMMENTS

1 ☐ Revise drainage system on approved preliminary or development plans to account for different configuration shown on final plat. Refer to pipe number _____.

2 ☐ Show drainage easement on pipes _____ consistent with table 9.1-1 (Section 9.1.2)

TABLE 10.7-1
EASEMENTS FOR STORM DRAIN PIPES

PIPE SISE (FT)	MAXIMUM PIPE INVERT DEPTH (FT) MINIMUM EASEMENT WIDTH (FT)												
NA	4	5	6	7	8	9	10	11	12	13	14	15	16
1.25	20	20	20	20	20	25	25	30	30	30	35	35	40
1.5	20	20	20	20	20	25	25	30	30	30	35	35	40
2.0	20	20	20	20	20	25	25	30	30	30	35	35	40
2.5	20	20	20	20	25	25	25	30	30	35	35	35	40
3.0	20	20	20	20	25	25	25	30	30	35	35	35	40
3.5	NA	20	20	20	25	25	30	30	30	35	35	40	40
4.0	NA	20	20	20	25	25	30	30	30	35	35	40	40
4.5	NA	NA	20	25	25	25	30	30	35	35	35	40	40
5.0	NA	NA	20	25	25	25	30	30	35	35	35	40	40
5.5	NA	NA	NA	25	25	30	30	30	35	35	40	40	40
6.0	NA	NA	NA	25	25	30	30	30	35	35	40	40	40

3 ☐ Show the following detention pond information on the final plat:
- ☐ Dam height (wet pond only)
- ☐ Normal pool elevation (wet pond only)
- ☐ Location of outlet control structure
- ☐ 100-year ponding elevation and contour line

4 ☐ Provide a drainage easement located a minimum of 10-feet outside the 100-year ponding limits of the detention pond/water quality BMP.

5 ☐ For residential projects, provide a cleared access easement 30’ wide to the detention pond/water quality BMP.

6 ☐ Indicate FIRM panel on plan. (M 10.2.5l)

7 ☐ Show a minimum of 30 feet easement for a Combined Sanitary Sewer SSE) and Drainage Easement (DE).

8 ☐ Label all drainage structures on plan (i.e. SWCB, DWCB, HW, JB, DI, etc.)

9 ☐ Provide benchmark with elevation within subdivision.

10 ☐ Provide complete pipe chart indicating the following: (M 10.6.7c2)
- ☐ Pipe numbers
- ☐ Pipe size
- ☐ Pipe length
- ☐ Contributing drainage area

- Design Discharge (Q25 for piped drainage; Q100 for culverts)
- Design storm frequency (25 year for piped drainage; 100 year for culverts)
- Runoff coefficient (per future land use plan and assuming no detention – Section 9.4.3.1)
- Pipe material/coating
- Velocity (V25 may not exceed non-erosive velocity at outlet headwall)

11. Provide complete channel chart indicating the following:
    - Open channel numbers
    - Contributing drainage area
    - Runoff coefficient (per future land use plan and assuming no detention- Subsection 9.4.3.1)
    - Conveyance size
    - Lining material (riprap, vegetative, etc-see SWDM)
    - Channel length
    - Channel slope (for min and max values-see SWDM)
    - Velocity (V25 may not exceed non erosive velocity-Subsection 9.4.5.1)
    - Design Storm Frequency (25 year)
    - Design Discharge (25 year)
    - Normal flow depth (25 year)
    - Residential Drainage Plan required on the following lots: (M 9.2.1b)
    - Show 100-year ponding limit above pipe/structure #
    - Delineate the 25-foot buffer adjacent to state waters and the specified
    - width of buffers in areas required by the Metropolitan River Protection act. (ESCO 5.3.3h)
    - Provide note on final plat:

      THE SOIL EROSION AND SEDIMENT CONTROL ORDINANCE REQUIRES THAT A 25 FOOT BUFFER ADJACENT TO ALL STATE WATERS BE MAINTAINED (ARTICLE 4 SECTION 4.3 PARAGRAPH 15). AN EXCEPTION IS GRANTED TO HOMEOWNERS WHO PERFORM MINOR LAND DISTURBING ACTIVITIES SUCH AS HOME LANDSCAPING, HOME GARDENS, REPAIRS AND

MAINTENANCE WORK (ARTICLE 3, SECTION 3.1, PARAGRAPH 3)

- For residential subdivisions projects, provide following note on final plat: (M 10.6.9)

  NOTE: CITY OF LAWRENCEVILLE ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENTION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT.

- For commercial subdivisions projects, provide following note on final plat: (M 10.6.9)

  NOTE: CITY OF LAWRENCEVILLE ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENTION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED PLAN. CITY OF LAWRENCEVILLE DOES NOT ASSUME THE RESPONSIBILITY FOR THE MAINTENANCE OF PIPES IN DRAINAGE EASEMENTS BEYOND THE CITY RIGHT-OF-WAY.

- Add the following Residential Drainage Plan (RDP) note:

  RDP - RESIDENTIAL DRAINAGE PLAN
  RDS – RESIDENTIAL DRAINGE STUDY

  A RESIDENTIAL DRAINAGE PLAN OR RESIDENTIAL OR DRAINAGE STUDY SHALL BE REQUIRED TO BE APPROVED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT ON THOSE LOTS LABELED "RDP" OR "RDS" RESPECTIVELY. PLEASE REFER TO THE CITY OF LAWRENCEVILLE DEVELOPMENT REGULATIONS AND CONTACT THE CITY OF LAWRENCEVILLE DEPARTMENT OF PLANNING AND ZONING FOR FURTHER INFORMATION.

- Show BMP easements around water quality BMP's. (Sections 9.3.5 & 9.8.3.1)

- For residential subdivisions, Stream Buffer Easements shall be shown on the final plat for areas that are claimed in the TSS model as Undisturbed Steam Buffers. (Section 9.8.3.2)

- Upland Area Easements in non-residential subdivisions that are claimed as undisturbed upland areas for the site shall be recorded in an easement acceptable to the city. These areas shall be left in a natural, undisturbed condition except for walking trails. (Section 9.8.3.3)
- For projects in Big Haynes Creek Watershed inside the 7 mile radius to Black Shoals Reservoir, on perennial streams shown as blue lines on the USGS quad maps, show a minimum 100 foot buffer and 150 foot no- impervious surface setback. (Zoning Resolution 1314.2)
- For Alcovy River Watershed and Big Haynes Creek Watershed outside
- 7 mile radius to Black Shoals Reservoir, on perennial streams shown as blue lines on the USGS quad maps, show a minimum stream buffer of 50 feet and a no impervious surface setback of 75 feet. (Zoning Resolution 1314.2)
- For tributaries to the Chattahoochee River shown as blue lines on the USGS quad maps, show a 15-foot no-encroachment buffer and a 35-foot accessory building setback from the banks of the stream. (Zoning Resolution 1313.2)

DAMS:

- Submit dam as-built certification from a registered professional engineer stating that the dam is constructed in accordance with the provisions of the development regulations and the authorized construction plans.
- If using an adjacent NRCS watershed structure to provide detention, submit as-built cross-sections and end-area calculations (2 copies) showing the appropriate amount of material has been removed between the 100-year ponding elevation and the normal pool elevation of the lake.
- Show dam breach zone on plat. Provide copy of dam breach easement obtained from offsite property owners to Storm Water Management prior to recording final plat.

OTHER COMMENTS:

END OF SECTION 10.7