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**GWINNETT COUNTY
STORM WATER MANAGEMENT**

REVIEW CHECKLIST – RESIDENTIAL DRAINAGE PLAN

DEVELOPMENT NAME: _____

DISTRICT/LANDLOT/PARCEL: _____

ENGINEER: _____

FAX NUMBER/EMAIL: _____

REVIEWER: _____

DATE: _____

COUNTY CASE #: _____

Please return 2 copies of the revised RDP, one of which includes original signature and stamp (with expiration date) of registered professional who prepared RDP. All RDPs must be submitted on 11"x17" paper ONLY.

- Please contact reviewer at 678-518-6000 with questions about the comments or to make an appointment regarding the comments.
- Re-review can be walked through.

RESIDENTIAL DRAINAGE PLAN (RDP) REQUIREMENTS

- 1) Residential Drainage Plans shall be drawn to scale on a certified boundary survey of the lot prepared by a Registered Land Surveyor, having an error of closure not exceeding (1) one in (5000) five-thousand.
- 2) **Residential Drainage Plans shall show the following as applicable:**
 - a) Boundary lines of the lot, giving distances to the nearest (1/10) one-tenth of a foot and bearings to the nearest minute.
 - b) Location and names of all abutting streets or other rights-of-way.
 - c) Show property address, subdivision name (may not be applicable to acreage), lot designation, Parcel ID.
 - d) Show north arrow and scale.
 - e) The outline of all buildings, driveways, parking areas, swimming pools, recreational courts, patios, accessory structures and other improvements existing or proposed on the property, and dimensions of buildings and distances between all structures and the nearest property lines as required to locate the major improvements on the lot. (Proposed location of house or accessory structures shall not encroach upon building setback line)
 - f) Show proposed contours only on the property or provide an off-site grading easement. All off-site contours are to be shown as existing without an off-site grading easement.
 - g) Show all easements, public water or sewer facilities traversing or located on the property, and septic tank and drain field. Provide distance(s) from all structures to easements and buffers. Easements must be as shown on Final Plat.

- h) Provide 100-yr flood elevation & contour on all lakes on or adjacent to property.
- i) Name, address and phone number of person who prepared the RDP.
- j) Contour lines based on sea level datum. These shall be drawn at intervals of not more than (2) two feet, and shall be based on a **field run survey**. Proposed grading of the lot shall be shown along with the finished floor elevation of the lowest habitable floor of the house.
- k) Storm water features, including swales, pipes, storm water detention and other structures, all drainage (DE) easements, Provide distance(s) from all structures to easement and buffers. Easements must be as shown on Final Plat.
- l) Floodplain features, including the limits of the flood hazard area, (100) one hundred-year high water elevation, origin of the floodplain data, and any proposed modifications to the floodplain limits. (A simplified Hydro Study; e.g. Quick 2, shall be required at several cross sections for all streams, creeks to establish a Base Flood Elevation (BFE), when no data is available)
- m) Show stormwater flow arrows on lots per recorded Final Plat.
- n) Show 50' undisturbed and 75' no impervious setback on stream. (UDO Title III, 500-10.4).
- o) Stream buffer of 150' from top of bank in Big Haynes Creek Basin inside 7 mile radius of Black Shoals Reservoir. (UDO Title III, 500-10.5.A)
- p) Provide erosion and sedimentation control measures in accordance with 6th edition of GA Manual. No wood posts allowed on Sd I-S in Gwinnett County.
- q) If specifying Alternative BMP, provide "Alternative BMP Note"
- 3) Provide an approved variance for encroachments into the easement, buffer, and/or setback.
- 4) Provide Minimum Finished Elevation (MFE), as shown on Final Plat.
- 5) Proposed location of house may not cross building setback line.
- 6) Provide a channel chart for data of channels on or adjacent to RDP lot.
- 7) Post Construction As-Built FEMA elevation certificate will be required
- 8) Structures, including driveways, may not be located in drainage easements.
- 9) **Add the following notes:**
- a) "Topography is based on field run data by (Company) on (date)". The field run topo date should not be earlier than the site's final plat date.
- b) "No decks, patios or permanent structures permitted in buffers or easements".
- c) "(No/A) portion of the property lies within a flood hazard area as per panel number _____ dated _____"
- c) GaSWCC Level II Design Professional Certification number _____ and signature _____.
- 10) A separate building permit must be obtained prior to approval of RDP for each site retaining wall (which either exceeds 4 feet in height or which has a backfill slope greater than 1 foot rise in 3 feet horizontal) and for each retaining wall attached to the house (which exceeds 6 feet in height) in accordance with Gwinnett County Construction Code section 103.1.1. A Certificate of Completion shall be issued by Gwinnett County Building Inspections Section for all walls pertinent to the project prior to issuance of a Certificate of Occupancy for any usable structure on the site. Provide top and bottom of wall elevation.
- 11) A flood study is required due to FEMA floodplain on property.(UDO Title III, 700-30.4)
- 12) _____