



Environmental Compliance & Plan Review

140 Henry Parkway
McDonough, Georgia 30253
(770) 288-6064 Fax (770) 288-6187

Engineering Plan Review: Residential & Industrial Subdivisions

Jurisdiction: Henry County () City of Stockbridge ()

() Stand Alone

() Approved

() Common Development

() Disapproved

() Infrastructure

Project Description:

Sheet #

- () 1. Development Name: _____
- () 2. Name(s) of County Road(s) on which development will have access:

- () 3. Proposed Use and Zoning: _____
Landlot(s) and District: _____
- () 4. Developer: _____ Phone No: _____
Address _____
- () 5. Engineer: _____ Phone No: _____
Address: _____
- () 6. Graphic Scale, North Arrow, Date, and Site Vicinity Map (Location Map). _____
- () 7. Total Site Area to be Subdivided: _____
- () 8. Proposed Number of Lots: _____
- () 9. Total Linear Feet of Roadway: _____
- () 10. Provide Location of Centralized Deliveries Mail Boxes

Existing Conditions:

Sheet #:

- () 1. Topographic contours at vertical intervals of not more than two (2) feet, including outline of wooded areas and surface drainage. _____
- () 2. Deed record name and addresses of adjoining property owners or subdivisions. Show lot lines and lot numbers for adjoining subdivisions. _____
- () 3. Dimensions on perimeter of development. (Existing Plat) _____
- () 4. Location of state waters including streams, lakes, swamps, and land subject to a 100-year Flood Hazard. Show contour elevation of 100-year floodplain. _____
- () 5. Existing Drainage Patterns: The boundaries of the pre-developed drainage basins shall be shown on a map. The map shall include the number of acres in each basin, the pre-developed runoff coefficient, and the time of concentration.
(**STORMWATER DEPT. REVIEW**) _____
- () 6. Width of pavement(s) and right(s)-of-way of existing roads. _____
- () 7. Location and size of existing drainage structures. Show existing drainage area routed through each structure. (**STORMWATER DEPT. REVIEW**) _____

Proposed Conditions:

- () 1. Layout of proposed roads, public walkways, with width and radius of pavement and right-of-way. (**HENRY CO. DOT REVIEW**) _____
- () 2. Layout of all lots, including building setback lines and lot dimensions. Show all existing and proposed easements. Show drainage easements for storm drainage pipes which cross individual lots. _____
- () 3. Construction plans of storm drainage systems with pipe sizes, length, grade, location of outlets, runoff, velocity calculations and HGL of storm drain etc. All storm drainage systems carrying off-site runoff shall be designed for the 100-year storm event. All storm pipe within the county right-of-way shall be per ULDC .
(Table 8.01.13)
(**STORMWATER DEPT. REVIEW**) _____
- () 4. Construction plans of streets including typical cross section and grade profiles. Show percent of each grade and length of each vertical curve. The minimum centerline stopping distance for interior streets is 200 feet. Measurement of sight distance shall be per the ULDC. _____

- () 5. Show the intersection sight distance for all points of access onto county roads. Measurement of sight distance must be per the ULDC. Show posted speed limit of existing county road. All street profiles shall meet or exceed the minimum geometry requirements shown in the ULDC.
(HENRY CO. DOT REVIEW) _____

- () 6. Final Contours: In some cases, the street profiles will suffice in showing the amount of cut and fill; however, in many cases, final contours need to be shown on the plans. _____

- () 7. Stormwater Management: A hydrologic study should be included and the necessary outlet control structures should be shown on the plan. No increase in runoff or velocity will be permitted. Attach engineer's certification that the improvements will not adversely impact downstream property.
(STORMWATER DEPT. REVIEW) _____

- () 8. Proposed Drainage Patterns: The boundaries of the post-developed drainage basins shall be shown on a map. The map shall include the number of acres in each basin, the post-developed runoff coefficient, and the time of concentration.
(STORMWATER DEPT. REVIEW) _____

- () 9. Show a five (5) foot high fence on all detention ponds with a 50-year ponding elevation over four (4) feet. A twelve (12) foot wide gate to be located by the Henry County Development Inspector. _____

- () 10. Detail Drawings: Any structural practice used should be explained and illustrated with detail drawings. Must, at a minimum, meet Henry County Standards. _____

- () 11. Show the following notes on all plans: _____
 - A **20 foot storm sewer and sanitary sewer easement exists along each property line and along each lot line, centered on lot lines, for future drainage and sanitary sewer lines.**

 - B **All storm drains shall be extended to the rear setback line.**

 - C **Grade stakes shall be set on all streets prior to any street grading. An as-built subgrade centerline profile shall be submitted and approved by Henry County prior to the installation of curb and gutter or waterlines.**

 - D **An as-built detention pond detail and revised hydro study shall be submitted to Henry County prior to the final approval of this development.**

-E THE DETENTION POND'S MAINTENANCE UNDERDRAIN IS INTENDED TO DRAIN THE POND IN 24 HOURS FOR ANY REQUIRED INSPECTION OR MAINTENANCE. THE DETENTION POND'S GATE VALVE MAY ONLY BE OPENED UPON AUTHORIZATION BY THE HENRY COUNTY STORMWATER MANAGEMENT DEPARTMENT.

Contact Information:

**Stormwater Management:
347 Phillips Dr.
McDonough, GA 30253
Tel. 770-288-7246
Fax: 770-288-7257**

**HCDOT:
533 Hampton Rd.
McDonough, GA 30253
Tel. 770-288-7623**

Reviewed by: _____ Date: _____

Print: _____

E-mail: _____

2.04.07. Posting. Each dwelling unit and place of business shall have light-reflective numbers posted and maintained in a prominent place on the property, visible from the street providing public access, the address of the dwelling unit or place of business.

(1) For residences using mailboxes: Two-inch high light-reflective number with contrasting background;

(2) For residences which do not use mailboxes and within one hundred (100) feet of roadway: Three-inch high light-reflective numbers with contrasting background;

(3) For residences which do not use mailboxes and are more than one hundred (100) feet from a roadway: Three-inch high light-reflective numbers visible from the roadway with contrasting background; and

(4) For all commercial establishments: Three-inch high light-reflective numbers with contrasting backgrounds.