

**PLANNING AND DEVELOPMENT**

**PRIVATE ROAD SUBDIVISION REVIEW CHECKLIST**

PROJECT NAME:                      Job NO.  
 Engineer:                              Date Received:  
 Reviewed By:                          Date Returned:

Note: Please return this list and redlined copy of plans when revised plans are submitted.  
 (An "X" next to items indicates needed additions or corrections)

**I. General Information**

- 1. Name of subdivision
- 2. Current zoning status
- 3. Owner's name and address
- 4. Name of former subdivision (if any)
- 5. Acreage of property
- 6. Number of lots
- 7. Minimum lot size
- 8. PE Seal and signature on each page
- 9. Date of survey
- 10. Date of plan drawing
- 11. North arrow
- 12. Plans no larger than 24" x 35"
- 13. Scale:

- a. avg lot size  $\leq 5$  acres - 1"=50'
- b. avg lot size  $\leq 5$  acres - 1"=100'
- c. cover sheets and SESC sheets may be at 1"=100' regardless of slope

- 14. Location map showing the C/L of all S/D streets, adjacent roads and distance to nearest intersection
- 15. Location, datum & elevation of on-site benchmark shown.
- 16. Site Topography:

- a. avg lot size  $< 5$  acres - 2' contour intervals required
- b. avg lot size  $\leq 5$  acres - 5' contour intervals required

- 17. Pavement width & right-of-way shown for all existing streets adjacent to the property being developed shown
- 18. Minimum building lines shown on each sheet
- 19. Boundaries heavily lined with bearing and distances shown
- 20. Overall master plan of development

**II. Street Information**

- 21. 30' minimum pavement radius at intersections with existing paved county roads
- 22. Pavement shown to r/w at intersections with existing paved county roads
- 23. Show plan of all streets and storm drains
- 24. Show profile of all streets and storm drains at a scale no less than 1"=10' vertical and matching required horizontal scale (item #13) based on field run elevations
- 25. Show profile of existing county roads 400' each side of the intersection with the proposed road
- 26. Show standard decel lane on existing county roads on subdivisions with  $> 12$  lots
- 27. If warranted, submit a request to waiver required horizontal scale, ADT of adjacent roads, and detailed cost breakdown for site improvements and for the decel lane
- 28. 50' accel taper shown from end of radius on existing county roads
- 29. No curb shown on 50' tapers
- 30. County Street Utility Location Dwg. 1.02 shown (**NEED NEW RURAL Utly X-Sec from Engineering Dept**)
- 31. Roads shown in accordance with the following matrix and Standard Drawings:

Size of Lots # of Lots	Min. req by Zoning	$\geq 2.5$ ac $< 5$ ac	$\geq 5$ acres
0-4 Lots	150' minimum frontage Meet frontage and size requirements for zoning Access by: Frontage 30' easement 30' fee simple strip Access must be suitable for const of road	150' minimum frontage Meet frontage and size requirements for zoning Access by: Frontage 30' easement 30' fee simple strip Access must be suitable for const of road	150' minimum frontage Meet frontage and size requirements for zoning Access by: Frontage 30' easement 30' fee simple strip Access must be suitable for const of road
4-12 Lots	Roads must meet all requirements of Art III and IV of Ch 2-13 (Public Road Standards)	Access provided by not more than 2 priv. roads Roads not less than 18' R/W not less than 30' Roads built in accordance with Std.	Access provided by not more than 2 priv. roads Roads not less than 18' R/W not less than 30' Roads built in accordance with Std.

		Dwg. 2.01E	Dwg. 2.01E Paving not required
13+ Lots	Roads must meet all requirements of Art III and IV of Ch 2-13 (Public Road Standards)	Roads not less than 22' R/W not less than 60' w/10' easement Roads built in accordance with Std. Dwg. 2.01C	Roads not less than 22' R/W not less than 60' w/10' easement Roads built in accordance with Std. Dwg. 2.01C Paving not required

\_\_\_ 32. Maximum Grades

Collector Street 12% Minor rural road 14% Land service street 14%

\_\_\_ 33. Minimum Sight distance

Collector Street V35mph 225' Minor rural road V 30 mph 200' Land service street V 30mph 200' \_\_\_ 34. Minimum Horizontal Curve Radius  
Collector Street 250'

Minor rural road 250' Land service street 100' \_\_\_ 35. Minimum Tangent distance between reverse curves Collector Street 100' Minor rural road 250'  
Land service street 50'

\_\_\_ 36. Minimum grade on streets with curb & gutter is 1%

\_\_\_ 37. Max. length of culs-de-sac is 1000' from the C/L of the intersecting street w/o a bubble or pocket culs-de-sac

\_\_\_ 38. Minimum distance between street jogs at intersections is no less than the minimum stopping sight distance

\_\_\_ 39. Angle between intersecting centerlines of streets is 90 degrees

\_\_\_ 40. At intersections, provide a maximum 5% grade on the non-through street for at least 50' back from the curb line of the through street on the tangent rather than the vertical curve

### III. Storm Water Data

\_\_\_ 41. Provide hydraulic report for pipes & traps designed for the 25 yr storm with clearly labeled data including for each section showing (note that pipes carrying major creeks must be designed for 100 yr. storm)

A. Tributary area in acres B. Time of flow C. Rate of rainfall D. Runoff coefficient & calculations indicating how weighted coefficient was obtained E. Runoff flow in cfs F. runoff velocity in fops

1. Minimum 3fps at ¼ pipe Daw. flow 2. Maximum 5fps without energy dissipater 3. Maximum 15 fops in pipe system

G. Minimum pipe Daw 18" H. all pipe lengths I. culvert slope (minimum slope 1%) J. Pipe capacity in cfs K. Adequacy of each trap to accept design flow taking into consideration gutter spread

\_\_\_ 42. Provide hydrology report for storm water management facility designed for the 50 ye storm with clearly labeled data showing:

A. summary sheet showing pre and post development runoff for the 2, 5, 25, 50 & 100 ye storm

B. Tabular hydrography for the 2, 5, 25, 50 & 100 yr storm

C. Stage, storage capacity, and discharge rates for facility with routing computations

D. Detention of volume difference between pre and post development rate of runoff

E. Release does not exceed predevelopment rate

F. Size and location of facility

G. Detail of release device including buoyancy calculations

H. Map of offsite and onsite drainage basins showing acreage and flows in cfs

I. Emergency spillway designed to pass 100 yr storm

\_\_\_ 43. Collars shown on pipes with slopes greater than

A. 20% for RCP B. 15% for CMP and CSLPP

\_\_\_ 44. Location of wetlands shown or a note to the effect that there are none onsite

\_\_\_ 45. Narrative report describing existing site conditions such as slopes, soil, vegetative cover and so on

\_\_\_ 46. Show heavy outline of the 100 yr flood plain

\_\_\_ 47. Greater than 50% of each lot must be above the 100 yr flood plain

\_\_\_ 48. No swales shown longer than 350'

\_\_\_ 49. Overall lot runoff protection plan shown

### IV. Required Notes

\_\_\_ 50. Top 6" of sub-base must be thoroughly mixed in place and compacted to 95% MDD Mod Proctor

Base material is compacted graded aggregate conforming to GDOT Spec Sec 815

Compact base material to 95% MDD Mod Proctor

Sub-base must be GDOT Spec Sec 810 CI 1A material

Higher classes of soil may not be used for sub-bases

When sub-base does not meet CI 1A then acceptable sub-base stabilization methods are

1. Lime stabilization

2. Portland Cement

3. Aggregate

4. Type B asphalt base material

Method to be used and specific design must be verified in writing by a geotechnical engineer as being substantially the same as those used for

Pavement Design before placing any base material

- 51. All easements must be grassed and/or riprapped as required to control soil erosion
- 52. All silt barriers must be placed immediately following clearing. Contractor must call for inspection when barriers are in place. No grading may begin until this is complete.
- 53. Columbia County may require additional riprap at discharge points and stilling structures
- 54. all construction must conform to Columbia county Standards and Specifications
- 55. Notify the county Engineer's office 48 hrs prior to starting const, pouring trap tops or dumping base
- 56. Approval of these plans does not relieve the contractor of the responsibility of adhering to the weight limits
- 57. The contractor will verify all existing pipe inverts and existing road elevations prior to construction
- 58. The owner will pay for street markers and traffic control devices at the time of final plat approval. Columbia County will furnish and install the signs.