City of Baldwin
Commercial Site Development Checklist

Name of Development _____ **City Project No.** _____

Address of Development _____ **Date of Review 1st** _____

2nd _____ **3rd** _____

STORMWATER MANAGEMENT REPORT

1st	2nd	3rd	
			Provide a stormwater management report with date and signed Professional Engineer's seal.
			Vicinity map with the site boundary delineated.
			Project description, pre-developed and post-developed conditions narrative.
			Mapping of soils from USDA soil survey and location of any site borehole investigations that may have been performed.
			Pre-developed and post-developed drainage area maps and 10% downstream area map with on-site and off-site basins delineated separately. Designation, drainage area, travel path, and study point location of each basin. Topography at 2-foot elevations for all on-site basins. Topography for all off-site basins. Basin delineation corresponds with topography. Basins are delineated and analyzed at each location/study point where runoff leaves the site along each property line.
			Time of concentration calculations for each basin based on the travel path provided on the drainage area maps. Maximum length for sheet flow is 100 ft. Minimum time of concentration used in analysis is 5 minutes.
			Georgia Stormwater Management Manual Stormwater Quality Site Development Review Tool, latest version that includes all disturbed basins. Overall site has minimum 80% TSS removal. BMP tracking forms.
			Assure credits used are valid for site (natural conservation area, etc.) NOTE: Easement for natural conservation area must be recorded.
			Stage/storage tables for permanent pool and forebay.
			Required and provided water quality volume calculations. Provided water quality volume is greater than or equal to required water quality volume. Include water quality orifice sizing calculation if micropool extended detention pond or wet extended detention pond is being proposed.
			Required and provided channel protection volume calculations. Provided channel protection volume is greater than or equal to required water quality volume. Include channel protection orifice sizing calculation.
			SCS method used for storage volume.
			Hydrograph return period recap, summaries, and reports for the 1, 2, 5, 10, 25, 50, and 100 year storms of all basins including the 10% downstream basin. Post-developed flows are equal to or less than pre-developed flows at each location/study point where runoff leaves the site along each property line and at 10% point.
			Use the current 24-hour rainfall data from NOAA Atlas 14, Volume 9, Version 2.

			Pond report for each pond with a stage/storage table beginning at the required routing elevation with culvert, orifices, weirs, and discharge data used to develop the pond routing hydrographs. Routing elevation is not lower than permanent pool elevation for a stormwater pond. The highest elevation in the stage/storage table corresponds with the lowest elevation of the dam.
			Outlet control structure detail for each pond with dimensions and elevations of all inlets and outlets and drain protection. Diameter and material of outlet pipe and pipe to drain pond. Steps to access inside the OCS.
			Calculations to verify the pond outlet pipe and OCS have adequate capacity for 125% of the 100 year routed outflow or an emergency spillway has been provided.

SITE, GRADING, AND ACCESS PLANS; DETAILS

1st	2nd	3rd	
			Signed and dated Professional Engineer's seal on all plan sheets.
			Boundary survey of entire parcel(s). Include adjacent road(s), right-of-way, and adjoining property owners.
			Name of project, name, address, and phone number of owner/developer, engineer, surveyor, and 24-hour contact and cell phone number on cover sheet.
			Tax parcel number, address, zoning, land district, land lot, and county of site on cover sheet.
			Vicinity map with the site boundary delineated and road names.
			Project description. Proposed use of each lot. Boundary area. Disturbed area and volume.
			Scale of 1 inch = 60 feet or larger detail for site and grading plan view. Scale of 1 inch = 20 feet or larger for access plan.
			Delineate city limits, county lines, land lot lines.
			Setback lines. Buffers.
			Parking space calculations. Handicap accessible spaces. Parking space, aisle dimensions.
			Provide topography at 2-foot elevations of the entire site. Include source of topography and reference datum.
			Delineate existing features and topography with dashed, lighter lines. Delineate proposed features and topography with solid, darker lines.
			Existing and proposed right-of-way, roads, driveway, utility locations and easements.
			Location of existing and proposed structures, cemeteries, tree line, drives, lakes, ponds, streams, natural conservation area, landscaping, etc.
			Distance between structures and property lines.
			Width of existing roadway pavement, lane widths, and lane lines on access plan.
			Distance from centerline of existing roadway to right-of-way on access plan.
			Names of all existing roads adjacent to site. State route numbers and US highway numbers if applicable.
			Distance from one corner of the site, measured along the right-of-way, to the centerline of the nearest intersection on access plan. Name of intersecting road or highway.
			Posted speed limit of existing roadway on which proposed access is shown. Note if none exists.
			Location and type of existing roadway signs within the right-of-way along the site being developed. Note if none exists.

			Proposed deceleration lane(s), left turn lane(s), tapers, and lane shifts. Include lengths, widths, and pavement markings.
			Driveway/roadway width, return radius of face of curb or edge of asphalt if no curb.
			Angle of proposed driveway(s)/roadway(s) centerline and existing intersecting roadway centerline.
			Distance between driveway(s)/roadway(s) and side property line measured along right-of-way.
			Distance between driveway(s)/roadway(s) if more than one is proposed.
			Access profile with all lanes of existing roadway and proposed driveway/roadway access to the right-of-way line. Include slope of existing and proposed roadways and driveways.
			Intersection and stopping sight distances for each proposed driveway and roadway in accordance with AASHTO's A Policy on Geometric Design of Highways and Streets, latest edition.
			Stormwater management system.
			Maximum side slopes of a pond including the downstream side of the dam is 3:1. Maximum slopes elsewhere on site is 2:1. 15-foot safety bench unless pond slopes are 4:1 or flatter. 15-foot wide aquatic bench if permanent pool is 4 feet or deeper.
			Low point spot elevations in the permanent pool, forebay, in front of OCS and spot elevations along both sides of the top of dam of the pond.
			Delineate and label the 100-year storm elevation, permanent pool elevation (if applicable), and the cleanout elevation of the pond. (Note the corresponding mark on the silt gauge.)
			Delineate and label top of dam/wall elevation (lowest elevation) and minimum width of top of dam. Minimum top of dam width is 10 feet.
			Minimum of 1 foot of freeboard between 100 year elevation and top of dam elevation of pond.
			Delineate and label top of berm elevation between permanent pool and forebay in pond.
			Bottom of forebay elevation is equal to or greater than permanent pool elevation.
			Forebay depth is 4-6 feet.
			Dimensions and elevations for underground detention system.
			Dimensions and elevations for proprietary device or other water quality BMP.
			Location of existing and proposed conveyance systems and utilities.
			Minimum of 1 foot of cover over all storm drain pipes.
			Mapping of soils from USDA soil survey and location of any site borehole investigations that may have been performed.
			Delineate and label centerline of stream, state waters buffer, and City of Baldwin buffer and impervious setback.
			Delineate 100 year floodplain. FIRM panel number and date.
			Delineate and label all drainage and access easements. Ensure easement around the pond is measured a minimum of 20 ft. from the 100-year storm elevation. Include width of easement.
			Delineate and label the silt gauge, benchmark/control point, outlet control structure, and all stormwater drainage structures with state plane coordinates and mean sea level elevations. Drainage structure type and designation that corresponds with designation on the approved construction plans.
			100-year ponding limit and elevation at all inlets. Include intercept efficiency percentage at all catch basins and inlets not at low point.
			Maximum spacing of drainage structures is 500 ft.
			Diameter and material of all storm drain pipes.

			Locate drainage structure at every change of direction and grade of storm drain pipe. Minimum angle between storm drain pipes entering and exiting drainage structure is 90º.
			Storm drain pipes under road are perpendicular to road. Storm drain pipes under roads and in streams are RCP.
			Delineate and label drainage easement around all storm drain pipes and channels. Ensure easement width corresponds with pipe diameter and depth table in Chapter 6 of the City of Baldwin, Georgia Code of Ordinances. Label width of easement. Storm drain pipe shall be in the center of easement and no buildings or other structures shall be within the easement.
			Outlet control structure detail for each pond with dimensions and elevations of all inlets and outlets and drain protection. Diameter and material of outlet pipe and pipe to drain pond. Steps to access inside the OCS. Anti-seep collar on outlet pipe.
			Delineate and label 12-foot wide access easement to the pond, structural stormwater control, water quality BMP from the right-of-way of a road. Drainage structures are not located within the access easement.
			Riprap at all inlet and outlet headwalls, flared end sections, and safety end sections.
			Delineate and label fence and gate location. Fence and gate shall be a minimum of 20 feet from 100 year ponding elevation and along outer perimeter of top of dam.
			Plans shall include all stormwater structural and non-structural controls included on the Stormwater Quality Site Development Review Tool. If natural conservation area is delineated, include a note stating that the natural conservation area shall remain undisturbed.
			Direction of north in relation to the site shown on the plan (indicate magnetic, true, or grid) and graphic scale.
			Note stating no obstructions shall be built, constructed or planted within the stormwater management facility, its associated drainage or access easements.
			Location of stumps, materials, debris to be buried onsite on the plans. If the debris is to be hauled offsite, include offsite location. Must meet GA DNR code 391-3-4.06.
			Landscape plan.
			Wall plans, profiles, and details. See retaining wall checklist. Include a note on the plans if wall plans are being submitted as a separate permit. A land disturbance permit will not be issued until wall plans have been approved.
			Construction details.

WATER SYSTEM

1st 2nd 3rd

			"Water System Addition and Expansion Form" shall be completed and submitted with the plans. The plans will not be reviewed until the completed form has been received.
			In accordance with the Minimum Standards for Public Water Systems by the Drinking Water and Engineering Program of the Environmental Protection Division, the developer and the developer's engineer are solely responsible for all necessary water system extension design, hydraulic calculations, and analysis which determine the availability of water supply for the site. Submission of waterline plans indicates that the developer and the developer's engineer have indeed conducted the required hydraulic analysis and the City of Baldwin and their consulting engineer appropriately assume so. The city and its consulting engineer may or may not request evidence and documentation of said design work on a case by case basis at their discretion. The city's decision not to request this documentation does not relieve the developer and the developer's engineer from their

			responsibility to perform all necessary water system extension design, hydraulic calculations, and analysis which determine the availability of water supply for the site.
			The owner/developer or his designee shall provide or conduct his own water pressure and flow tests required for design, including personnel and equipment. All testing shall be scheduled in advance with the Water Department and conducted in their presence.
			Address water capacity with the appropriate City representative.
			Signed and dated Professional Engineer's seal on all plan sheets.
			Provide topography at 2-foot elevations of the entire site. Source of topography. Elevation data referenced to mean sea level (MSL).
			Scale of 1 inch = 60 feet or larger detail for plan view.
			All water lines shall be C-900 and/or DIP.
			Minimum pipe diameter of 6 inches allowed on dead end cul-de-sac streets less than 1,000 feet in length, or lines that are looped. All other areas, minimum pipe diameter shall be 8 inches.
			Location, diameter, and material of all water mains and service laterals.
			Location and size of vacuum and air release valves (to be installed at the highest points in the system).
			Delineate and label all existing and proposed fire hydrants.
			Maximum spacing of fire hydrants shall be 500 feet.
			Delineate and label all existing and proposed water valves and other appurtenances.
			Water valve in every direction at each intersection (i.e. 3 valves at a 3 way intersection, 4 valves at a 4 way intersection).
			Maximum spacing of in line valves is 1,000 feet.
			Location, diameter, and material of all existing water lines surrounding the proposed site.
			Specify methods and tie-in locations with existing mains (i.e. tapping sleeve and valve labeled with the diameter).
			Location and size of water meters. Water meters shall be located a maximum of 3 feet beyond the property line.
			Long side service shall be installed with 2-inch PVC sleeves under pavement.
			Each service shall have its own tap from the distribution line. No double services allowed.
			Label all existing and proposed road right-of-ways and easements.
			Specify steel casing for water mains under existing or proposed pavement. Length of steel casing.
			Dimensions, stations, and labels to indicate proposed location of water line relative to features such as right-of-way, centerlines, edge of pavement, coordinates, etc.
			Fire hydrants shall be a minimum of 6 feet behind curb.
			Water valves shall be outside of pavement.
			12-gauge, solid strand detection wire shall be installed above all waterlines with waterproof connectors and connections at every valve and hydrant.
			Marking tape with "Caution Buried Waterline" shall be installed approximately 18 inches above all waterlines.
			Cross minor streams/creeks under or beyond culvert/storm drain pipe. Plan view and cross-section of crossing with existing and proposed ground line, vegetative buffer, side slopes, depth of cover, creek, culvert/storm drain pipe, elevations, proposed water line and any fittings necessary. Provide additional easements as necessary.
			Aerial crossings shall not be permitted.
			Table with columns for all water line diameter, material, and length.

SANITARY SEWER SYSTEM

1st	2nd	3rd	
			"Sanitary Sewer Extension Submittal Form" shall be completed and submitted with the plans. The plans will not be reviewed until the completed form has been received.
			Address sanitary sewer capacity with the appropriate City representative.
			Signed and dated Professional Engineer's seal on all plan sheets.
			Provide topography at 2-foot elevations of the entire site. Source of topography. Elevation data referenced to mean sea level (MSL). Manhole horizontal location referenced to state-plane coordinate system.
			Scale of 1 inch = 60 feet or larger detail for plan view.
			Delineate limits of 100 year floodplain.
			Delineate all phases of the development. In the event the site is developed in phases, the final construction plans for sanitary sewers may be submitted in phases. At the time the first phase is submitted, the engineer shall submit one (1) copy of the preliminary layout of the entire sanitary sewer system. This layout shall show all lines required to serve any lots to be developed and any surrounding property that may be served through the property. The site plan for each phase shall contain a location drawing showing the relationship of the phase to the total project and to the surrounding streets and sanitary sewer outfalls.
			Master plan view of entire sanitary sewer line plan delineating lots, lot numbers, laterals, manholes, manhole numbers, etc.
			Plan and profile sheets for all sanitary sewer lines except service laterals. Horizontal and vertical scale for profiles. Plan view on same sheet as the profile.
			All utility and storm drain pipe crossings with diameter, material, and vertical clearance on profile.
			Label manhole deflection angles.
			SDR 26 PVC sanitary sewer lines under existing or proposed pavement shall be constructed with at least 7 ft. of pipe cover. Otherwise DIP shall be used with a minimum of 4 ft. of cover.
			Specify steel casing for sanitary sewer lines crossing under existing pavement. Size and length of steel casing.
			Minimum cover of 3 feet over DIP sanitary sewer lines. Minimum cover of 4 feet over PVC sanitary sewer pipes outside of pavement.
			Gravity sanitary sewer pipe shall be SDR 26 PVC or DIP Pressure Class 350 for 8"-12" and Pressure Class 250 or 350 for 14"-36" depending on design with Tnemec Perma-shield PL or Protecto 401 interior coating. Cement lining of DIP is not allowed for sanitary sewer applications.
			Maximum spacing of manholes is 400 feet.
			Minimum sanitary sewer pipe diameter of 8 inches. Minimum service lateral diameter shall be 6 inches.
			Minimum slope shall be 0.50%.
			Maximum slope shall be 15.0%.
			Bedding shall be Class 4 or greater for DIP and Class 5 or greater for PVC.
			Service laterals shall be SDR 26 PVC.
			Rim elevation of manholes outside of pavement shall be 1.5 feet above ground unless located in a landscaped area or close to the edge of pavement.
			Locate manhole at every change of direction and grade of sanitary sewer line.
			Label deflection angles between pipes at manholes. Minimum angle between sanitary sewer lines entering and exiting manhole shall be 90º.

			Service line connections shall be to gravity sanitary sewer line or manhole for residential. Commercial service line connections shall be connected to a manhole.
			A 20 foot permanent, recorded easement around all 8 inch through 18 inch diameter sanitary sewer lines with up to 20 feet of cover and a 40 foot permanent, recorded easement shall be required if cover is over 20 feet outside of right-of-way. A 40 foot permanent, recorded easement shall be required on all 24 inch diameter sanitary sewer lines regardless of depth of cover. The sanitary sewer line shall be in the center of the easement and no buildings or other structures shall be within the easement. Easements shall be shown on all plans including the landscape plan. All sanitary sewer easements shall be fully executed prior to preliminary plat approval.
			Line of existing and proposed ground, grade and length of sanitary sewer line between each manhole, invert in and out elevation of each manhole, and rim elevation of each manhole.
			Location, diameter, and material of all sanitary sewer lines.
			Location, diameter, and material of all service laterals.
			Location, diameter, and material of all force mains.
			Location and size of grease trap(s). Minimum size is 1,500 gallons.
			Manholes numbered on the plan with corresponding numbers on the profile.
			Minimum drop from invert in to invert out elevation is 0.20 feet. Any drop from invert in to invert out elevation greater than 2 feet shall be constructed as an outside drop manhole.
			No sanitary sewer lines shall be installed through stormwater/detention ponds including the dam or within its drainage easement.
			Location, diameter, and material of all existing sanitary sewer lines surrounding the proposed site.
			Location, size, and invert elevations of all special features such as connections to sanitary sewers, concrete encasement, collar walls, elevated sanitary sewer piers, etc.
			Location of all structures, above and below ground, particularly water mains, gas mains, storm drains, utility conduits, etc.
			Label all existing and proposed streets, right-of-ways, and easements.
			Dimensions, stations, and labels to indicate proposed location of sanitary sewer line relative to features such as right-of-way, centerlines, edge of pavement, coordinates, etc.
			Aerial crossings shall not be permitted unless there is no other alternative. Aerial sanitary sewer lines shall be above the 50-year flood line and delineated as such on the plans.
			Location and elevation of adjacent parallel streambeds and adjacent lake/pond surfaces on the plan and profile.
			Sanitary sewer details correspond with city standard details, latest edition.
			No trees within permanent water or sanitary sewer easements or above fire protection water mains.
			Minimum of 10 feet horizontal distance between water and sanitary sewer lines and storm drain pipes.
			Minimum 18 inches vertical distance between water and sanitary sewer lines.
			Minimum 1 foot vertical distance between water and sanitary sewer lines and storm drain pipe.
			Marking tape with “Caution Buried Sanitary Sewer line” shall be installed approximately 18 inches above all sanitary sewer lines.
			All sewage pumping stations shall have an auxiliary power source and yard hydrant for wash down purposes. A remote telemetry system compatible with the City’s existing system shall be provided.
			Sand traps and oil separators with sample station manholes shall be installed in all sanitary sewer service lines from service stations, garages, car washes, and similar operations.

			Domestic sewage shall not pass through sand traps, oil separators, or sample stations.
			Grease traps and sample station manholes shall be installed in process waste lines of all sanitary sewers for commercial, industrial, and institutional establishments with food preparation areas. Domestic sewage shall not pass through grease traps or sample stations.
			Rainwater shall be prevented from entering the sanitary sewer at all dumpster pad locations. Method shall be detailed on drawings.
			Grease trap and oil separator details shall appear on the drawings and shall be approved prior to installation.
			Oil separators shall be sized to handle two times the expected flow rate.
			Sample station manholes may be required on commercial, industrial, and institutional sanitary service sewers. Domestic sewage shall not pass through sample station manholes.

STORM DRAIN PIPE PROFILES

1st	2nd	3rd	
			Horizontal and vertical scale.
			Storm drain pipe profiles.
			Pipe diameter, material, length, and slope.
			Gauge and corrugation of aluminized steel pipe.
			Class of reinforced concrete pipe.
			Existing and proposed ground lines. Tie proposed ground line into existing ground line downstream of headwalls, flared end sections, and safety end sections.
			25 year/100 year HGL.
			Drainage structure type and designation with invert elevations, top of structure and /or throat elevation for catch basins, top of structure and weir elevations for weir inlets, and inlet elevation for curb and drop inlets.
			Delineate pipe(s) and include upstream structure designation with invert elevation associated with drainage structure that has multiple inlets.
			Maximum drop in drainage structure is 10 feet.
			Minimum cover of 1 foot over pipes.
			Minimum pipe diameter of 18 inches. Minimum roof drain diameter of 12 inches.
			Minimum slope of 0.50%.
			If aluminized steel and HDPE pipes exceed 14% slope, specify quantity and spacing of anchor collars. Maximum slope of 15.0%.
			If RCP exceeds 10% slope, specify quantity and spacing of anchor collars.
			All utility crossings with diameter, material, and vertical clearance.
			Signed, dated professional engineer's seal.

STORM DRAIN PIPE CHART

1st	2nd	3rd	
			Upstream and downstream structure type and designation
			Pipe number, diameter, material, length, and slope
			Drainage area
			Discharge
			Storm frequency and intensity (25 yr./100 yr.)

			Runoff coefficient and frequency factor
			Manning's roughness coefficient
			Velocity (25 yr.)
			Maximum velocity is 15 ft/s.
			Signed, dated professional engineer's seal.

CHANNELS

1st	2nd	3rd	
			Cross-section with dimensions. Minimum bottom width of 2 feet. Maximum side slopes of 3:1 with vegetative lining. Maximum side slopes of 2:1 with riprap or concrete.
			Channel designation
			Drainage area
			Discharge (25 yr. and 100 yr.)
			Runoff coefficient
			Manning's roughness coefficient
			Velocity (25 yr.)
			Normal depth (25 yr. and 100 yr.)
			Overall minimum channel depth
			Channel length and slope
			Lining
			Signed, dated professional engineer's seal.

NOTES

1st	2nd	3rd	
			No additional construction or improvements including but not limited to walls, signs, fences, sprinkler system, lights, etc. will be allowed within the road right-of-way.
			All temporary traffic control shall be in accordance with the Manual on Uniform Traffic Control Devices, latest edition.
			Sawcut along edge of existing pavement to provide joint uniformity prior to placement of proposed pavement.
			Grates with bars shall be perpendicular to road.
			The throat of curb inlets shall not exceed 8 inches.
			HDPE pipe shall conform to the requirements of AASHTO M-294 and AASHTO MP7, Type S & D. Connections shall use a rubber gasket, which conforms to ASTM F-477. Installation shall be in accordance with ASTM Recommended Practice D-2321, AASHTO Section 30, or with Section 550 of the Georgia Department of Transportation Standard Specifications Construction of Transportation Systems, latest edition.
			All RCP pipe joints shall be bell & spigot types with a rubber gasket conforming to ASTM C-443. The pipe shall be manufactured in accordance with AASHTO M-170 and/or ASTM C-76. Class of pipe and wall thickness shall be in accordance with 1030-D, Georgia DOT specification, Table No. 1. Installation shall be in accordance with Section 550 of the Georgia Department of Transportation Standard Specifications Construction of Transportation Systems, latest edition.
			No obstructions shall be built, constructed or planted within the stormwater management facility, its associated drainage or access easements.
			Detention/stormwater pond or sediment basin/storage shall be installed and functioning prior to any major grading or impervious surface construction.

			Developer shall clean out accumulated sediment in stormwater/detention pond at end of construction once disturbed areas have been stabilized.
			Wetland certification: The design professional, whose seal appears hereon, certifies the following: 1) the National Wetland Inventory maps have been consulted; and, 2) the appropriate plan sheet [ ] does / [ ] does not (check appropriate box) indicate areas of united states army corps of engineers jurisdictional wetlands as shown on the maps; and, 3) if wetlands are indicated, the land owner or developer has been advised that land disturbance of protected wetlands shall not occur unless the appropriate federal wetlands alteration ("section 404") permit has been obtained.
			City of Baldwin assumes no responsibility for overflow or erosion of natural or artificial drains beyond the extent of the street right-of-way.
			Professional certification for site specific items such as retaining walls, proprietary devices, etc. stating said items have been constructed/installed in accordance with the approved design and manufacturer's recommendations shall be required prior to issuance of certificate of occupancy.
			Prior to construction, soil design parameters stated on the construction wall details including but not limited to allowable soil bearing pressure, equivalent lateral fluid pressure (active and passive), internal angle of friction, coefficient of friction, and soil density shall be field-verified by a geotechnical firm. A corresponding written report with the seal and signature of a professional engineer registered in the state of Georgia and employed by the geotechnical firm field verifying the soil design parameters shall be submitted to the Public Works Director prior to construction of the wall. If there is a discrepancy between field-verified soil parameters and those specified on the construction plan, construction shall not proceed until applicable design modifications have been submitted by the wall design engineer of record and have been reviewed by City of Baldwin.
			All water and sanitary sewer line materials and construction shall be in accordance with City of Baldwin Standard Specifications and Details, latest edition.
			All water and sanitary sewer facilities shall be installed by a licensed utility contractor in the State of Georgia.
			Water meters shall be installed a maximum of 3 feet beyond the property line.
			12-gauge, solid strand detection wire shall be installed above all waterlines with waterproof connectors and connections at every valve and hydrant.
			Marking tape with "Caution Buried Waterline" shall be installed approximately 18 inches above all waterlines.
			All water and sanitary sewer construction shall be inspected and tested as per Baldwin Standards prior to final acceptance by the City.
			As-Built water line record drawings (hard copies and AutoCAD and signed, dated pdf digital files) for this site shall be submitted and approved prior to final plat approval. As-built drawings shall be prepared on the City of Baldwin's coordinate system.
			The City of Baldwin Water Department shall be notified at a minimum of 48 hours (Monday through Friday) prior to commencing any work, testing, and prior to making any connections to existing waterlines.
			The City of Baldwin is not required to locate water and sanitary sewer lines that were installed by a developer or other persons that have not yet been accepted into the City's ownership. The person installing those lines shall install and maintain visible, permanent markers (i.e. color coded wire flags, valve markers, service stub markers, etc.) in order to identify the water and sanitary sewer facilities at the time the lines are installed. Once the City has taken legal ownership of those water and sanitary sewer lines, the City shall be responsible for locating them when a request is received.
			Marking tape with "Caution Buried Sanitary Sewer line" shall be installed approximately 18 inches above all sanitary sewer lines.

			As-Built sanitary sewer record drawings (hard copies and AutoCAD and signed, dated pdf digital files) for this site shall be submitted and approved prior to final plat approval. As-built drawings shall be prepared on the City of Baldwin's coordinate system.
			The City of Baldwin Sewer Department shall be notified at a minimum 48 hours (Monday through Friday) prior to commencing any work, testing, and prior to making any connections to existing sanitary sewer lines or manholes.
			The City of Baldwin Public Works Director shall be notified at a minimum 48 hours (Monday through Friday) prior to commencement of any work that requires inspection to request an inspection. City of Baldwin shall inspect subgrade, base, and be present during paving of all driveways and roadways within the existing and proposed right-of-way.

MISCELLANEOUS REQUIREMENTS

1st	2nd	3rd	
			NPDES permit for disturbed area greater than or equal to 1 acre. Provide copy of approval from Georgia EPD.
			GDOT permit for access on a state route. Provide copy of permit.
			County permit for access on a county road. Provide copy of permit.
			Traffic study.
			DRI process completed.
			DRI requirements met.
			Environmental health department approval for septic system. Provide copy of approval.
			US Army Corps of Engineers approval/permit. EPD stream buffer variance approval. Provide copy of approvals.
			Provide a CD with digital as-built plans in AutoCAD, signed, dated pdf file(s), and stormwater management report.
			Submit a maintenance agreement that includes all structural stormwater controls.