

CITY OF BALDWIN

Post Office Box 247 • Baldwin, Georgia 30511-0247 • (706) 778-6341

Retaining Wall Checklist

Name of Development: _____ City Project No.: _____
 Address of Development: _____ Date of Review 1st: _____
 2nd: _____ 3rd: _____

A wall permit is required for all retaining walls that are greater than 4 feet in height measured from top of footing to top of wall. A wall permit is also required for all stormwater/detention pond retaining walls regardless of height and all retaining walls less than four feet in height when the slope of the backfill material exceeds a 1 foot vertical to 3 feet horizontal slope or when the retaining wall will be required to support a surcharge load.

Retaining wall plans shall be submitted for review and approved prior to the issuance of a land disturbance permit.

WALL PLANS:

1st 2nd 3rd

		Submit three (3) complete sets of construction documents to the City of Baldwin.
		Signed and dated Professional Engineer's seal on all plan sheets.
		Boundary of entire parcel(s). Include adjacent road(s), right(s)-of-way and adjoining property owners.
		Name of project, name, address and phone number of owner/developer, engineer 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.
		Scale of 1 inch = 60 feet or larger detail for site and grading plan view.
		Direction of North in relation to the site shown on the plan (indicate magnetic, true or grid.)
		Setback lines. Buffers.
		Location of any site borehole investigations that may have been performed.
		Delineate existing features and topography with dashed, lighter lines. Delineate proposed features and topography with solid, darker lines.
		For walls located on an individual residential lot, provide a site plan with wall location, site boundary, distance between wall and property lines, and location of existing and proposed structures, roads, driveway, utilities, easements, streams, buffers, ponds, natural conservation areas, etc..
		For walls located on existing or proposed commercial and subdivision developments, provide a site plan with wall location, site boundary, distance

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		between wall and property lines, and location of existing and proposed structures, roads, driveways, utilities, easements, streams, buffers, ponds, natural conservation areas, etc.. Provide a grading plan.
		For walls located on existing or proposed commercial and subdivision developments, provide a grading plan with topography at 2-foot elevations of the entire site for the development. Include source of topography and reference datum. Include proposed grading.
		If multiple walls are proposed on the plan, label each wall with a number.
		Station numbers for each wall on the plan view.
		Spot elevations at the finished grade along both sides of the wall on the plan view. Include top of wall elevations.
		Provide a profile of each wall with top of wall elevation, top and bottom of footing elevations and ground elevations on both sides of the wall.
		Construction detail for each wall with wall and footing dimensions.
		Wall and footing materials.
		Concrete design strength.
		Steel reinforcement (location, type, size, spacing, ASTM designation, yield strength, minimum require lap splice lengths.)
		Minimum required concrete cover for reinforcement.
		Type of backfill material. Slope of backfill finished grade. Drainage method for backfilled walls.
		Required depth of cover over footing.
		For modular walls, the wall plan shall include types, spacing and embedment length of all geogrid reinforcement.
		Allowable soil bearing pressure for each wall.
		Equivalent lateral fluid pressure (active and passive.)
		Surcharge load.
		Soil internal angle of friction, coefficient of friction.
		Soil density.
		Calculations signed and sealed by the structural engineer-of-record registered in the State of Georgia that demonstrates the structural adequacy of each proposed wall to resist applicable design loads within the specified allowable soil bearing pressure and maintain a minimum factor for safety of 1.5 against overturning and sliding.
		For each retaining wall up to 10 feet high measured from top of footing to top of wall, the soil bearing pressure used for foundation design shall not exceed 2,000 psf based on material class #4 from the IBC Table 1806.2, unless a geotechnical report signed and sealed by a Georgia professional engineer is provided indicating soil testing has been performed at the wall location that resulted in a high design bearing pressure.
		For each retaining wall greater than 10 feet high measured from top of footing to top of wall, the soil bearing pressured used for foundation design shall be based on the results of soil testing performed at the wall location by an approved

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		geotechnical testing firm. The geotechnical report signed and sealed by a Georgia professional engineer shall be submitted with the wall plan to the City of Baldwin.
		Handrail detail for all walls over 30 inches in height measure from the ground adjacent to the wall on the low side to the top of the wall.

NOTES:

1st 2nd 3rd

		Professional certification for retaining wall 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.
		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 steel reinforcement prior to placement of forms and be present during concrete placement.
		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 the City of Baldwin.
		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 steel reinforcement prior to placement of forms and be present during concrete placement.
		Retaining wall design is in compliance with IBC, latest edition.
		Wall design complied with ACI and/or NCMA Design Manual for Segmental Walls.
		For each retaining wall greater than 10 feet high measured from the top of footing to top of wall, include a note on the plans stating the geotechnical testing firm used to perform subsurface soil investigation for verifying the soil design parameters included on the wall construction details.