CITY OF PEACHTREE CORNERS
COMMUNITY DEVELOPMENT DEPARTMENT
310 Technology Parkway
Peachtree Corners, GA 30092
Tel: 678.691.1200 | www.peachtreecornersga.gov

STORMWATER AS-BUILTS CHECKLIST

GENERAL INFORMATION

1. Stormwater As-Builts and other end of development documents should be uploaded to ePlan Solutions, Inc. (ePs) at https://peachtreecornersga.eps.tech/peachtreecornersga/index.html to initiate a city review. Once an account is created with ePs, the storm as-builts should be uploaded under the "Submittals" tab and other documents should be uploaded under the "Open Files" tab. The city will publish comments on ePs and will notify the applicant.

2. Upload approved water & sewer as-builts from Gwinnett County.

3. The as-built shall be based on a certified boundary survey delineating the entirety of the property.

4. Additional sureties and agreements may be required depending on project type. Contact the City of Peachtree Corners for additional details.

STORMWATER AS-BUILTS REQUIREMENTS

1. Title Block listing project name, address, date, page numbers, revision block, etc. Project name must match the development plan submittal. Provide a copy of the FIRM panel on the cover sheet and label site location.

2. Name, address, phone number of firm responsible for preparing the plans. Name, address, phone number of property owner.

3. North arrow and graphic scale.

4. Seal and signature of engineer and surveyor.

5. Show and label extent of property with distances and bearings on all property lines. Show adjacent properties. Show all existing buildings, structures, landscape strips, zoning buffers, streams and stream buffers/impervious setbacks, flood zones, wetlands, building setbacks, and all easements, including storm, water, and sewer.

6. Provide all impervious surface area in square feet per lot.

7. Show and label location of all storm drainage system structures. Provide structure IDs, structure type, pipe diameter, length, slope, material, in and out invert elevations, and top elevations. Show all drainage easements.

8. Show and label sanitary sewer, water lines, and any other known utilities. Show direction of flow on sanitary sewer lines, sanitary laterals and cleanouts. Show pipe crossings.

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9. Show and label detention/retention ponds, water quality BMPs, and other structural controls, including inlet headwalls, weirs, bypasses, diversions, etc. Show 25-year, and 100-year elevations and volumes and 10' access easement around detention facility. Show 20' cleared access easement to detention facility. Show 2' elevation contours, pertinent spot elevations, and width of dam if applicable.

10. Provide profiles for all storm pipes, detention/retention facilities, water quality BMPs, and structures. Label structure IDs, structure type, pipe diameter, length, slope, material, in and out invert elevations, and top elevations.

11. Provide a cross-section diagram of each detention/retention facility labeling all structures, providing water quality, channel protection, 25-year and 100-year elevations and volumes, spillways, and detail of outlet control structures with orifice and weir sizes and elevations. Diagram should show any permanent pool elevations, forebays, wall elevations, outlet pipes, trash racks, etc. Provide outlet pipe velocities and depth and size of rock outlet protection.

12. Provide an As-Built Hydrology Study signed and sealed by Professional Engineer. Study must indicate and state that the stormwater management facility(s) and accompanying system function as designed per the land disturbance permit and that all stormwater management requirements of the City of Peachtree Corners have been met. Provide a table showing as-built routed peak flow rates for the 1, 2, 5, 10, 25, 50, & 100-year storms compared to the design peak flow rates. Provide an as-built 10% downstream peak flow rate compared to design.