



## Site Development Permit Plan Review Checklist - Stormwater -

At a minimum, these are the requirements for a Site Development Plan (also referred to as a Specific Development Plan). Please also refer to additional specific checklists by site development plan review departments. Additional information may be required after staff review.

- \_\_\_ 1) Provide a thorough assessment of the Natural Resource Inventory including both terrestrial and aquatic found on the development site by acceptable site reconnaissance and surveying techniques if Concept Design phase was not exercised.
- \_\_\_ 2) Assess potential application of green infrastructure practices in a detailed manner. Better site planning and design techniques and low impact development practice shall be used to the maximum extend practical. The following site information shall be considered:
  - A. Soil type.
  - B. Depth of ground water on site.
  - C. Whether the type of development proposed is a "hotpot" as defined by the Ordinance and Design Manual, and how this influences site design.
- \_\_\_ 3) Provide a summary narrative/report of how the post-construction stormwater runoff will be managed on the development site meeting the five (5) post-construction stormwater management criteria as described in City of Savannah Stormwater Management LDM.
  - A. Meeting Stormwater Runoff Reduction
  - B. Meeting Stormwater Quality Protection
  - C. Meeting Aquatic Resource Protection
  - D. Meeting Overbank Flood Protection
  - E. Meeting Extreme Flood Protection
  - F. Provide soil maps; boring locations with geotechnical report if needed.
  - G. Hydrology: provide runoff curve number determinations, time of concentration, and hydrograph generation (SCS methods) for pre- and post-developed conditions with worksheets.
  - H. Hydraulics: Specify assumptions and coefficients used; Provide stage-storage table and curve. Provide pond routing of post-development hydrographs for appropriate design storms as defined in the City of Savannah Stormwater Management Ordinance; Provide riser/outlet structure analysis and emergency spillway adequacy/capacity analysis.
  - I. Provide pipe size calculations.
- \_\_\_ 4) The detention facility calculated volume base elevation shall be above the 25 year flood elevation, such elevation and the tail water elevation for the City's outfall shall be obtained from the latest FEMA Flood Insurance Rate Map Study. A soil survey may be required within the proposed detention facility which demonstrates the elevation as above the seasonal ground water elevation.
- \_\_\_ 5) Match pipe crown elevations, at minimum where possible.
- \_\_\_ 6) Show drainage pattern, property ridge line(s), and building finish elevation on the grading plan.
- \_\_\_ 7) Clearly note on plans: "Chlorinated disinfected water shall not be discharged into the stormwater system."
- \_\_\_ 8) Provide downstream and surrounding neighborhood area analysis to identify any existing capacity hotspots, and drainage blockage situation at neighboring property due to the proposed development.
- \_\_\_ 9) Direct connection of a building's downspouts into a City system shall be discouraged.
- \_\_\_ 10) No stormwater discharge to the adjacent property allowed without written approval of the neighboring property owner. Stormwater private easement and agreement shall be provided for neighboring property.
- \_\_\_ 11) Provide stormwater pipe profiles with 25 and 100 year HGL. Show all existing and proposed utility crossings on profiles.
- \_\_\_ 12) Note on plans the City's right to always allow access property to inspect stormwater facilities.
- \_\_\_ 13) Include note on plans requiring compliance with videotaping procedures for stormwater facilities as prescribed in the City's document titled "New Construction Televising Procedures Manual" as prepared by the Water and Sewer Department.
- \_\_\_ 14) Prepare Stormwater management system inspection and maintenance plan.
- \_\_\_ 15) Provide Soil Erosion/Sedimentation Control plan to include the following information:
  - A. Description of site activity and amount/degree of disturbance.



- B. Existing site conditions (topography, vegetation, drainage)
  - C. Soil type, description, and boundary
  - D. Name and 24 hour number of local contact responsible for erosion and sedimentation control
  - E. Methods to be used in Erosion and Sedimentation Control plan
  - F. Permanent site stabilization, establishment and maintenance
  - G. Provisions for use of onsite detention pond as temporary sediment basin with clean out schedule & instructions for conversion to a permanent facility.
  - H. Calculations needed to assure adequacy of basin and structures
  - I. Construction schedule (graph or table), including a note in Bold Letter: "The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures and practices prior to, or concurrent with, land disturbing activities."
  - J. Maintenance statement note: "Erosion control measures will be maintained at all times. If full implementation of the approved plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source."
  - K. Note: "Any disturbed area left exposed for a period greater than 14 days shall be stabilized with mulch or temporary seeding."
  - L. Tree locations and protection fences on demolition plans.
- \_\_\_ 16) Provide signed and sealed [Designer's Certification Statement](#).

**Note: The purpose of this checklist is to assist the consultant in preparing a complete submittal package for the site development permit, and ultimately assist in faster permitting. It is not required to be submitted to the city.**

**For more information, contact the City of Savannah Stormwater Management Department at (912)650-7855.**