

City of Emerson Water / Sewer Construction Plan Application / Checklist

Project / Development Name: _____

Location / Address of Development: _____

Land Lot and District: _____

Name of Developer: _____ Developer Contact Number: _____

Developer's Engineer: _____ Engineer Contact Number: _____

Date of Plan: _____ Submittal Date: _____ Submittal Number: _____
(if applicable, latest revision date)

A EVALUATION

#	Description	Yes	No	N/A	Comments/ Plan to Resolve
A.	Preliminary Questionnaire				
<i>This section to be completed by the developer</i>					
	Have you reviewed the current ordinances and regulations of Emerson?				
	Is any portion of this review an offsite sewer or water extension?				
B.	Administrative Staff				
<i>This section to be completed by City of Emerson administrative staff. If any question is answered no the submittal shall not be accepted.</i>					
	Are 8 copies of the plans submitted?				
	Have all fees as outlined below been submitted?				

#	Description	Yes	No	N/A	Comments/ Plan to Resolve
C.	Engineering Review				
<i>The developer or engineer of the developer shall indicate the page number for each item listed in the left hand column unless the item does not apply directly to the plans submitted. All other columns to be completed by the City of Emerson engineering staff.</i>					
	WATER				
	Site plan with water layout only.				
	Pipe locations and sizes.				
	Location and size of gate valves, air release valves.				
	Thrust blocks at all bends and tees.				
	Location of all existing and proposed fire hydrants.				
	Existing water main locations, sizes, and types of materials surrounding the project.				
	Detail of tap to water main.				
	Proposed meter sizes and locations.				
	Nearest existing line valves on main, in order to isolate tap.				
	Pressure Flow test results.				
	If proposed water line crosses private property, a twenty (20) foot easement is required.				
	EPD Water System Extension Form filled out by registered engineer.				
	Standard Details included.				

#	Description	Yes	No	N/A	Comments/ Plan to Resolve
	SEWER				
	EPD Sanitary Sewer Submittal Form filled out by registered engineer.				
	Site plan showing sewer layout.				
	Sewer layout should have manhole numbers, line designations, flow arrows, street names, and topography.				
	Sewer layout showing proposed storm drain crossings.				
	Detail tie-in of proposed lines with existing lines as to elevation and invert direction of manholes.				
	Profile of proposed sewer lines with:				
	Manhole numbers and locations.				
	Outside drop-manhole designated.				
	Percent grade, length, size of mains.				
	Lateral locations.				
	Materials to be used.				
	Location in profile of streams and storm drains.				
	Easements to be twenty (20) foot permanent and sixty (60) foot for temporary construction.				
	Easements for future sewers if required.				
	Bedding details.				

#	Description	Yes	No	N/A	Comments/ Plan to Resolve
	Standard Details included.				
	OTHER				
	Preliminary Plat submitted with the construction plans.				
	Show location of all wells within one hundred (100) feet of property or certify that there are no wells, if lots are served by septic tank.				
	Names of all utility companies.				
	Erosion Control Plan.				
	Provide the Report of Technical Review from NRCS on plan approval if applicable.				
	Show location of any landfills or debris or garbage disposal sites on the property.				
	Is the following note added to plan: It is the developer's responsibility to abide by all the rules and regulations pertaining to the State of Georgia's National Pollutant Discharge Elimination System (NPDES) permit requirements.				
	Is the following note added to plan: It is the developer's responsibility to address any wetlands issues to the satisfaction of the U.S. Army Corps of Engineers.				
	Engineer's stamp.				
	Engineer's original signature and date				
	Signature Statement for Planning Commission and Mayor				

B REVIEW FEES

All plan review fees are to be paid in full at time of submittal. For each re-application the fee is as stated unless the plan has changed substantially or in excess of the original review comments.

Residential Plan Fees	0 – 50 lots	51 – 100 lots	101 – 500 lots	501 or more lots
Water / Sewer Construction Plan	\$20 Per Lot (Min \$500)	\$15 Per Lot (Min \$1000)	\$10 Per Lot (Min \$1500)	TBD
Re-Application	\$100.00 per Occurrence	\$100.00 per Occurrence	\$100.00 per Occurrence	TBD
Commercial / Industrial Plan Fees	Up to 6 acres	6.1 – 20.9 acres	21 – 100 acres	101 or more acres
Water / Sewer Construction Plan	\$160 Per Acre (Min \$600)	\$75 Per Acre (Min \$1000)	\$40 Per Acre (Min \$1600)	TBD
Re-Application	\$100.00 per Occurrence	\$100.00 per Occurrence	\$100.00 per Occurrence	TBD
Other	Up to 500 Lf	501 – 2000 Lf	2001 Lf or More	
Offsite Water or Sewer Pipeline Extension Plan	\$500.00	\$500 + \$0.25 Per Lineal Foot	\$1000 + \$0.15 Per Lineal Foot	
Re-Application	\$100.00 per Occurrence	\$100.00 per Occurrence	\$100.00 per Occurrence	

Total fees collected this submittal: \$ _____ By: _____

D PLANNING AND ZONING COMMISSION REVIEW

Recommend Approval: Yes (as-presented) _____ Yes (with comment) _____ No (state reasons) _____

Signature: _____ Date: _____

Comments:

Comments

E CITY COUNCIL REVIEW

Recommend Approval: Yes (as-presented) _____ Yes (with comment) _____ No (state reasons) _____

Signature: _____ Date: _____

Comments:

Comments