CONCEPT STORMWATER MANAGEMENT PLAN CHECKLIST

Project: Name and Address				
Owner: Name, Address, Phone No				
Design Professional: Name, Address, Phone No				
PROJECT TRACKING INFORMATION	(FOR CITY US	E ONLY)		
MARK THE APPROPRIATE BOX TO THE RIGHT OF THE QUESTION.				
GENERAL PROJECT INFO	RMATION			
	NEW DE	VELOPMENT	REDEVEL	OPMENT
Is the proposed project New Development or Redevelopment?				
Can the proposed project be described as meeting any of the follow	•	ent type		
definitions in accordance with the City's MS4 Permit? (check all that	apply):		YES	NO
Is this a redevelopment project?				
Is this a brownfield redevelopment project?				
Is this a high-density (>7 units per acre) project?	,			
Is this a vertical density (Floor to Area Ratio [FAR] of 2 of >18 unit		•		
Is this a mixed-use and transit-oriented development (within ½ m REVIEWER TO MARK THE APPROPRIATE BOX TO THE RIGHT OF EACH ITEM DESCR		<u> </u>	C DEEN INCLUD	
THE CONCEPT PLAN SUBMISSION OR IF IT IS N/A.	IPTION INDICATI	ING WHEIHER II HA	S DEEIN IINCLUD	ED WIIH
ITEM DESCRIPTION			YES	N/A
Title Sheet and Title Block				
a. Name, address, email, and telephone number of the owner,	/applicant.			
b. Project site address. Address must include street address ar	nd state.			
c. Property is currently zoned Proposed zoning is	per Zoi	ning Case		
 :				
d. Approval blocks to be signed by the appropriate agencies.				
e. Graphic scale and north arrow on all maps.				
e. Graphic scale and north arrow on all maps.f. Total and disturbed area of the project site.				
e. Graphic scale and north arrow on all maps.f. Total and disturbed area of the project site.g. Vicinity map at 1"=500' scale maximum, showing the follow	ing:			
 e. Graphic scale and north arrow on all maps. f. Total and disturbed area of the project site. g. Vicinity map at 1"=500' scale maximum, showing the follow 1. Project site location (use Hamilton County GIS) 				
 e. Graphic scale and north arrow on all maps. f. Total and disturbed area of the project site. g. Vicinity map at 1"=500' scale maximum, showing the follow 1. Project site location (use Hamilton County GIS) 2. Receiving stream (ref: http://tnmap.tn.gov/wpc/) for TE 				
 e. Graphic scale and north arrow on all maps. f. Total and disturbed area of the project site. g. Vicinity map at 1"=500' scale maximum, showing the follow 1. Project site location (use Hamilton County GIS) 				
 e. Graphic scale and north arrow on all maps. f. Total and disturbed area of the project site. g. Vicinity map at 1"=500' scale maximum, showing the follow 1. Project site location (use Hamilton County GIS) 2. Receiving stream (ref: http://tnmap.tn.gov/wpc/) for TE 				
 e. Graphic scale and north arrow on all maps. f. Total and disturbed area of the project site. g. Vicinity map at 1"=500' scale maximum, showing the follow 1. Project site location (use Hamilton County GIS) 2. Receiving stream (ref: http://tnmap.tn.gov/wpc/) for TE 				
 e. Graphic scale and north arrow on all maps. f. Total and disturbed area of the project site. g. Vicinity map at 1"=500' scale maximum, showing the follow 1. Project site location (use Hamilton County GIS) 2. Receiving stream (ref: http://tnmap.tn.gov/wpc/) for TE 				
 e. Graphic scale and north arrow on all maps. f. Total and disturbed area of the project site. g. Vicinity map at 1"=500' scale maximum, showing the follow 1. Project site location (use Hamilton County GIS) 2. Receiving stream (ref: http://tnmap.tn.gov/wpc/) for TE 				
 e. Graphic scale and north arrow on all maps. f. Total and disturbed area of the project site. g. Vicinity map at 1"=500' scale maximum, showing the follow 1. Project site location (use Hamilton County GIS) 2. Receiving stream (ref: http://tnmap.tn.gov/wpc/) for TE 				
 e. Graphic scale and north arrow on all maps. f. Total and disturbed area of the project site. g. Vicinity map at 1"=500' scale maximum, showing the follow 1. Project site location (use Hamilton County GIS) 2. Receiving stream (ref: http://tnmap.tn.gov/wpc/) for TE 				
 e. Graphic scale and north arrow on all maps. f. Total and disturbed area of the project site. g. Vicinity map at 1"=500' scale maximum, showing the follow 1. Project site location (use Hamilton County GIS) 2. Receiving stream (ref: http://tnmap.tn.gov/wpc/) for TE 				
 e. Graphic scale and north arrow on all maps. f. Total and disturbed area of the project site. g. Vicinity map at 1"=500' scale maximum, showing the follow 1. Project site location (use Hamilton County GIS) 2. Receiving stream (ref: http://tnmap.tn.gov/wpc/) for TE 				



CONCEPT STORMWATER MANAGEMENT PLAN CHECKLIST

ITEM DESCRIPTION			N/A
Existin	g Site Conditions Assessment Plan – 1"=100' scale maximum, showing the following:		
	Property owners		
b.	Easements		
c.	Existing zoning of adjoining parcels (ref: Hamilton County GIS Zoning Layer)		
d.	Contours, 2' intervals (http://www.chattanooga.gov/searchresults?q=gis+maps)		
e.	Site Drainage		_
	1. Water bodies (perennial and intermittent creeks, streams, springs, lakes, and		
	ponds)		
	2. Riparian corridors		
	3. Mapped floodplains		
	 Wetlands (including vegetation condition – wet meadow, shrub/scrub, and/or swamp) 		
f.	Vegetation and its Condition (annotate drawing)		
	1. Tree canopy lines		
	2. Individual trees (above 6" in caliper, identify specimens)		
g.	Soil Types (http://websoilsurvey.nrcs.usda.gov)		
	1. List all soil types with descriptions		
	2. Indicate alluvial soils		
	3. Description table to include, at a minimum:		
	 Permeable soils based on hydrologic soil groups 		
	ii. Soil structure based on soil maps (% sand, silt, and clay)		
h.	Geologic Features		
	1. Karst areas/sinkholes		
	2. Rock outcrops		
i.	Manmade features including, but not limited to, buildings, parking areas, utilities, rights-		
	of-way, cemeteries, and burial grounds		
j.	Other (describe below)		
Propos	sed Site Layout Plan – 1"=100' scale maximum, showing the following items overlain on		
the pro	pject parcel map and site inventory map:		
a.	Layouts and width of the right-of-way and paving of proposed streets, alleys, and		
	easements		
b.	Layout of lots showing approximate dimensions, lot numbers, and approximate area of		
	each lot		
c.	,, ,, ,, ,,		
	parking areas, common open space, or other public, semi-public or community purposes		
d.	Any identified floodplain area or district, including limits of the 100-year flood defined by		
	FEMA		
e.	Proposed limits of clearing and grading	│	
f.	All proposed new impervious areas		
g.	Proposed locations and types of all stormwater management BMPs		
h. i	Proposed stormwater infrastructure conveyance facilities Constructed slopes		
i. i	Buffers		
j.	Duffer 3		



CONCEPT STORMWATER MANAGEMENT PLAN CHECKLIST

ITEM DESCRIPTION	YES	N/A
Diagrammatic Landscape Concept Plan (required as part of site plan) – 1"=100' scale		
maximum, showing the following items overlain on the proposed site layout plan:		
a. Diagrammatic locations of proposed open space including:		
 Primary conservation areas – sensitive lands including water bodies and their buffers (creeks, streams, springs, lakes, and ponds), wetlands, 100-year floodplains, slopes exceeding 15%, soils prone to erosion and slumping 		
 Secondary conservation area – mature woodlands, existing hedgerows, meadows, aquifer recharge areas, highly permeable soils, significant wildlife habitat areas, 		
prime farmland, historic archaeological or cultural features, prominent hilltops or ridges, and scenic views 3. Potential public access – areas intended to be dedicated for common open space,		
schools, parks, playgrounds, or other public, semi-public or community purposes (Primary and secondary conservation areas are encouraged to be used for these purposes and to be connected to an internally linked open space system. This open space connects to other open spaces areas beyond the site boundaries.) b. Diagrammatic pedestrian and vehicular circulation routes and parking areas, with zoning parking requirements		
Design Professional Signature:Date:		
Owner Signature: Date:		



PRELIMINARY STORMWATER MANAGEMENT PLAN CHECKLIST

Project: Name and Address			
Owner: Name, Address, Phone No			
Design Professional: Name, Address, Phone No			
PROJECT TRACKING INFORMATION (FOR CITY US	SE ONLY)		
REVIEWER TO MARK THE APPROPRIATE BOX TO THE RIGHT OF EACH ITEM DESCRIPTION INDICATION THE PRELIMINARY PLAN SUBMISSION OR IF IT IS N/A.	TING WHETHER IT HAS BEEN INCLUDED	WITH	
ITEM DESCRIPTION	YES	N/A	
Concept Plan and Checklist (appended)	П	\perp	
Title Sheet			
a. Applicant name and phone number.			
b. Project site address. Address must include street address and latitude/lo	ongitude coordinates.		
c. Graphic scale and north arrow on all maps.			
d. Total and disturbed area of the project site.			
e. Vicinity map at 1"=500' scale maximum, showing the following:			
 Project site location within surrounding areas All Community Waters 		\parallel	
3. Location in HUC 12		1	
5. <u>1</u>			
Title Block on all Plans			
a. Name, address, email, and telephone number of the owner/applicant			
b. Name, address, email, telephone number, and seal of the professional e	• • • • • • • • • • • • • • • • • • • •		
engineering aspects, professional land surveyor certifying accuracy of pla			
professional landscape architect certifying landscape and vegetation asp	pects		
c. Approval blocks to be signed by the appropriate agencies	the landeumer er tenent	\parallel	
 d. Certification of title showing the applicant is the owner of land, agent of with permission of the landowner 	the landowner or tenant		
e. Copy of the deed			
Existing Conditions Assessment and Site Protection Plan – 1"=100' scale maxima	um \Box		
Natural features and proposed setbacks and protected areas of no disturbance f	or:		
a. Watercourses and drainage ways			
b. Marshes and wetlands			
c. Rock outcrops or significant geologic features (i.e., sinkholes)			
d. Wooded areas, trees, and vegetation	1		
e. Soils and areas of soil protection			
f. Contours at vertical intervals of 2 feet or less			



		PRELIMINARY STORMWATER MANAGEMENT PLAN CHECKLIST		
	ade features, ind	cluding:		
	Buildings			
	Sanitary/storm	sewers	\square	
C.	Water mains Culverts			
	Fire hydrants		片	
e. f.	•	nt manmade features on or adjacent to the tract or any approved recorded plans	H	
g.	_	I rights-of-way for drainage facilities and utilities	\Box	
_		d/or burial grounds	H	
REVIEW	ER TO MARK THE A	PPROPRIATE BOX TO THE RIGHT OF EACH ITEM DESCRIPTION INDICATING WHETHER IT HAS BEEN INCIDENTIFY IN IT IS N/A.	CLUDED V	WITH
		ITEM DESCRIPTION	YES	N/A
Site La	vout Plan – 1"=	100' scale maximum		
	Proposed lot d			
	•	umbers and/or names		
		proposed right-of-way		
a.		l vehicular circulation systems (use minimum widths, where possible)		
	1. Proposed p			
		king requirements, layout including regular and ADA stalls, bays, and drive lanes	\Box	
	3. Proposed s4. Proposed a		님	
0	Existing buildir	•	H	
e. f.	Proposed build		H	
g.	•	nanent outdoor storage areas	H	ΙH
h.		ing and signage (including pylon and monument signage at right-of-way)	H	
i.		ments and rights-of-way for drainage facilities and utilities and locations for utility		
	boxes			
j.		d parcels; land intended to be dedicated or reserved for:		
,	1. Schools			
	2. Parks			
	3. Playground	ds		
	4. Parking are	eas		
	5. Common c	or open space		
	6. Other pub	lic or community purposes		
k.	Where the sub	division and/or land development lies partially or completely within any identified		
	floodplain area	or district, or where such activities border any identified floodplain area or		
		eliminary plan shall include the following information:		
	a. Location a	nd elevation of benchmark, proposed roads, utilities, building sites, fills, flood or		
	•	otection facilities		
		ear flood elevations and floodway limits		
	-	ect to special deed restrictions	닏	
		d landscaped areas including edges of existing woodlands, perennial stream		
		reet yard extents, utility easements, and screening buffer extents with dimensions		
	called out			
		nd elevation of benchmark, proposed roads, utilities, building sites, fills, flood or		
	•	otection facilities		
	f. Areas subj	ect to special deed restrictions		



		PRELIMINARY STORMWATER MANAGEMENT PLAN CHECKLIST		
	-	d landscaped areas including edges of existing woodlands, perennial stream		
		reet yard extents, utility easements, and screening buffer extents with dimensions		
	called out			
		earing, grading, and construction with estimate of existing vegetation and trees to		
	be remove			
DE\/IE\A/		specifications PPROPRIATE BOX TO THE RIGHT OF EACH ITEM DESCRIPTION INDICATING WHETHER IT HAS BEEN INC	LIDED A	VITH
		BMISSION OR IF IT IS N/A.	LODED V	VIII
		ITEM DESCRIPTION	YES	N/A
Utility	Plan – 1"=100' s	scale maximum		
Profile	of the followin	g:		
		cluding centerline grades		
b.	•	ary and storm sewers and water lines, with invert elevations and connections to		
	existing system			
	ns of existing ar	nd proposed:	_	
a.	Utility mains			
		cormwater is proposed to connect to combined sewers must be clearly identified		
b. Street lighting facilities				
Proposed Open Space System (both hardscape and softscape):				
a. Proposed protected areas			닏ㅣ	
	•	nwater system, showing conveyance and potential BMP areas	닏ㅣ	
		ting areas, including lawn areas, planting beds, areas to be restored, etc.		
	-	scape areas, including patios, terraces, plazas, etc.		Щ.
,	•	Stormwater Plan – 1"=100' scale maximum	ш	
(See Ch	apter 7 for stan	dards and calculations)		
Land u	se and drainage	information, including:		
a.	Limits of land of	disturbance (including area summary)		
b.	Existing and pr	oposed impervious cover (including area summary)		
C.	Existing and pr	oposed drainage facilities (including size and invert elevations for all conveyance,		
	collection, and	treatment facilities and BMPs)		
d.		filtration tests, soils borings, and fill areas		
	ge areas, includi		_	
a.	_	ions drainage areas		
b.		-construction drainage areas		Ц
c.	Time of concer			Ц
d.	-	to existing and proposed drainage facilities (including all conveyance, collection,		
	and treatment	facilities and each proposed BMP)		



PRELIMINARY STORMWATER MANAGEMENT PLAN CHECKLIST

REVIEWER TO MARK THE APPROPRIATE BOX TO THE RIGHT OF EACH ITEM DESCRIPTION INDICATING WHETHER IT HAS BEEN INCLUDED WITH THE PRELIMNARY PLAN SUBMISSION OR IF IT IS N/A.

	ITEM DESCRIPTION	YES	N/A
Other :	Stormwater Information		
Stormy	vater management information, including:		
a.	The mapping of the watershed area or areas in which the proposed subdivision or land development is located.		
b.	Existing and proposed contours as per the requirements for preliminary or final plans.		
C.	Existing water bodies within the project area including streams, lakes, ponds, field-delineated wetlands, or other bodies of water.		
d.	Other physical features including flood hazard boundaries, sinkholes, streams, existing drainage courses, areas of natural vegetation to be preserved, and the total extent of the upstream area draining through the site.		
e.	The locations of all existing and proposed utilities, sanitary sewers, and water lines within 50 feet of property lines.		
f.	Soil names and boundaries. Additionally, the Hydrologic Soil Group of the soils should be		
	identified.		
g.	Proposed changes to the land surface and vegetative cover including the type and amount of		
	impervious area to be added.		
h.	Proposed structures, roads, paved areas, and buildings.		
i.	Horizontal alignment and vertical profiles of all open channels, including velocities and any required matting.		
j.	Overland drainage paths.		
k.	Appropriate access easements around all stormwater management and conveyance facilities,		
	located outside the City right-of-way, that would provide ingress to and egress from a public right-of-way.		
I.	Design details for stormwater infiltration, water quality, and detention/retention facilities		
	including operation and maintenance plan with clear identification of the nature of permanent stormwater BMPs.		
m.	The complete drainage system for the subdivision or land development including the		
	identification of drainage features that will be incorporated into the design.		
n.	An overall stormwater management plan for the entire site. If the subdivision or land		
	development is to be developed in phases, the plan shall be submitted with the first phase and		
	appropriate future development phases for the drainage system shall be indicated.		



PRELIMINARY STORMWATER MANAGEMENT PLAN CHECKLIST

REVIEWER TO MARK THE APPROPRIATE BOX TO THE RIGHT OF EACH ITEM DESCRIPTION INDICATING WHETHER IT HAS BEEN INCLUDED WITH THE PRELIMINARY PLAN SUBMISSION OR IF IT IS N/A. ITEM DESCRIPTION YES N/A **Preliminary Grading. Planting and Soils Plan** - scale no less than 1"=50' Preliminary Development Plan (as base with items from Schematic Landscape Plan) including: a. Proposed hardscape, including sidewalks, plaza, building footprints, structural BMPs, etc. b. Limit of grading line/limit of disturbance line and features to be preserved (for example, boundaries of perennial stream buffers) c. Existing and proposed grading for hardscape and softscape (Show existing contours in dashed line – screened back, annotated with elevation on the uphill side of existing grades. Show proposed 1-foot contours as solid lines, annotated with elevation on the uphill side of contour or with break in contour line.) d. Existing trees to remain and their root protection zones e. Swale centerlines with flow direction indicated Important spot elevations g. Areas of amended soils including engineered planting mixes for lawns, seeded areas, BMPs, and planting beds, etc. h. Details as required i. The location and clear identification of the nature of permanent stormwater BMPs Property lines, rights-of-way, alleys, required setbacks, street yard requirements, buffer j. requirements, screening requirements, and easements k. The 100-year flood elevations and floodway limits Zoning of subject property and of adjacent properties ١. m. Limits of clearing and grading n. Sight triangles for intersections Proposed protected areas p. Proposed areas to be restored Vegetation used as a permanent stormwater BMP or associated with bioretention areas Location, species, and spacing of proposed planting, keyed to the plant schedule 1. Proposed seeded area and seed mix name, keyed to plant schedule 2. Proposed location, species, and spacing of required street yard, buffer, and parking lot plantings, keyed to the plant schedule Plant schedule containing quantity, scientific name, common name, installation size, spacing, condition (container, B&B, etc.), and any applicable notes including ideal plant installation time and any planting hazards. Seed mixes should be included in schedule and provide scientific name, common name, and pure live seed amount by percentage of total weight required. (This does not include seeding for E&S measures unless it is permanent.)



PRELIMINARY STORMWATER MANAGEMENT PLAN CHECKLIST REVIEWER TO MARK THE APPROPRIATE BOX TO THE RIGHT OF EACH ITEM DESCRIPTION INDICATING WHETHER IT HAS BEEN INCLUDED WITH THE CONCEPT PLAN SUBMISSION OR IF IT IS N/A. ITEM DESCRIPTION YES N/A Preliminary plan package will be accompanied by the following data and supporting documentation/narrative: Stormwater plan narrative including the following items: a. General statement of the scope of the project b. General description of permanent stormwater management techniques, including: 1. Construction specifications of the materials to be used for stormwater management facilities 2. How the permanent stormwater management techniques will meet the required SOV 3. How each permanent stormwater BMP will address water quality 4. How each permanent stormwater BMP will be operated and maintained 5. The identity of the person(s) responsible for operations and maintenance Discussion of ownership and maintenance of all drainage and stormwater management facilities Any other reports deemed necessary and identified by the City during the Concept Stormwater Management Plan approval. Design Professional Signature: Owner Signature: Date:



FINAL STORMWATER MANAGEMENT PLAN CHECKLIST

Project: Name and Address		
Owner: Name, Address, Phone No		_
Design Professional: Name, Address, Phone No		
PROJECT TRACKING INFORMATION (FOR CITY USE ONLY)		
REVIEWER TO MARK THE APPROPRIATE BOX TO THE RIGHT OF EACH ITEM DESCRIPTION INDICATING WHETHER IT HAS BEEN IN THE PRELIMINARY PLAN SUBMISSION AND ANY CHANGE IS NOTED AND APPROVED.	NCLUDED 1	WITH
ITEM DESCRIPTION	YES	NO
Preliminary Plan and Checklist (appended)		
Title Sheet Approved and Complete		
Reviewer Comments		
Title Block on all Plans Approved and Complete		
Reviewer Comments		
Existing Conditions Assessment and Site Protection Plan Approved and Complete		
Reviewer Comments		



	FINAL STORMWATER MANAGEMENT PLAN CHECKLIST		
Project Name and Addres	is:		
	PPROPRIATE BOX TO THE RIGHT OF EACH ITEM DESCRIPTION INDICATING WHETHER IT HAS BEEN IN BMISSION AND ANY CHANGE IS NOTED AND APPROVED.	CLUDED \	WITH
	ITEM DESCRIPTION	YES	NO
Site Layout Plan Appro	ved and Complete		
Reviewer Comments			
Utility Plan Approved	and Complete		
Reviewer Comments			
Stormwater Plan Appr	oved and Complete		
Reviewer Comments			



	FINAL STORMWATER MANAGEMENT PLAN CHECKLIST		
Project Name and Addres	;;;·		
Troject Name and Madres			
	PPROPRIATE BOX TO THE RIGHT OF EACH ITEM DESCRIPTION INDICATING WHETHER IT HAS BEEN IN	CLUDED \	WITH
THE PRELIMINARY PLAN SU	BMISSION AND ANY CHANGE IS NOTED AND APPROVED.	YES	NO
	ITEM DESCRIPTION	TES	NO
	g, and Soils Plan Approved and Complete		
Reviewer Comments			
Erosion and Sediment	Control Plan Approved and Complete	Ш	Ш
Reviewer Comments			
Reviewer comments			
Inspection and Mainte	nance Agreement - signed, executed copy		
Reviewer Comments			
Neviewer comments			
			7
Reviewer Signature:	Date:		
Design Professional Signa	ture:Date:		
Own on Clausters	Datas		
Owner Signature:	Date:		

