



Glynn County Community Development Department
1725 Reynolds St., Suite 200
Brunswick, GA 31520
912 554-7428
www.glynncounty.org

Subdivision Construction Plan Checklist

The subdivision Construction Plan provides the legal and technical data required to confirm compliance with Glynn County Regulations and to proceed with the approval process for a subdivision. The Construction Plan shall consist of a map or maps, drawn at a scale of not less than one inch to one-hundred (100) feet, depicting the following (Note: References are to Article VII of the Glynn County Subdivision Regulations – §706):

- A copy of the Preliminary Plat as approved by the Planning Commission (705.4);
- Name and address of the owner of record (706.1);
- Name, address and phone number of the Subdivider and Engineer responsible for preparation of the plans (706.2);
- Date of the drawing, north point, graphic scale and space for revision dates (706.7);
- A written summary of the proposal giving information as to the overall types of the structures, number and size of units, types of businesses or industry and other data as needed so that the effects of the development can be determined (706.3);
- Contour lines based on sea level datum, drawn at intervals of no more than one (1) foot (706.4);
- Exact boundary lines of the subdivision by bearings and distances and a scaled layout of lots and blocks with number and letter designations (706.5);
- Draft construction plans circulated for road and drainage;
- Location of existing buildings and other structures on the tract and any natural features. Show trees on County rights-of-way and adjacent to the tract to be subdivided and within County rights-of-way affected by utility or other construction (706.6);
- Site grading and storm drainage plan, including (706.8)
 - ___ Flood zone statement based on the FEMA Flood Inventory Maps (FIRM) (706.8(a));
 - ___ A Hydrology Report, as required by the County Engineer, prepared by a Professional Engineer registered in the State of Georgia (706.8(b));
 - ___ The location of any bodies of water, drainageways, and other watercourses which exist on the property. If the property contains or is adjacent to marshlands, the Construction Plan shall depict the marsh/upland boundary line accurately surveyed and certified by the Coastal Protection Section, Georgia Department of Natural Resources (706.8(c));
 - ___ If the property contains or impacts wetlands, the surveyed current wetland delineation shall be provided (706.8(d));
 - ___ The direction of drainage flow in streams, storm sewers, gutters, sub-drains and the like (706.8(e));
 - ___ The location of springs either within the right-of-way or draining to the right-of way (706.8(f));
 - ___ The location of storm sewers and appurtenances, including (706.8(g));
 - ___ Catch basins with proposed elevations for tops and inverts;
 - ___ Road crossings;
 - ___ Out-falls of storm sewers;



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- ___ Storm sewer profiles, as follows (706.8(h));
 - ___ Profile of existing ground at centerline of the proposed storm sewer;
 - ___ Profile of the proposed finished grade;
 - ___ Percent of grade of the proposed storm sewer;
- ___ All crossing points with water and sewer lines;
- ___ All existing and proposed drainage easements (706.8(i));
- ___ The size and type or class of drainage pipe to be installed in conjunction with the project (706.8(j));
- ___ Proposed drainage ditches for the full length of all easements (706.8(k));
- ___ Soil Erosion and Sediment Control plans and details per the Glynn County Soil Erosion and Sedimentation Control Ordinance (706.8(l));
- Streets and appurtenances including the following information (706.9):
 - ___ Route number of any state or federal highway to which connection is to be made (706.9(a));
 - ___ Existing and proposed streets within the subdivision or its immediate vicinity including (706.9(b));
 - ___ Location;
 - ___ Name;
 - ___ Location of pavement edge, together with any existing or required surface water drainage pipes or other appurtenances;
 - ___ Right-of-way with its location measured from the pavement centerline to the edge of the right-of-way;
 - ___ Radius of all returns;
 - ___ Stations at every one-hundred (100) feet on the street centerlines and stations at points of curvature and tangency and at the beginning and the end of all returns, at centerline intersections and at subdivision or construction limits;
 - ___ Road centerline curve data including deflection angle, radius, degree of curvature and tangent distance (706.9c);
 - ___ Cul-de-sac grade profiles, design elevations around the entire turnaround (706.9(d));
 - ___ The profile of proposed street construction (706.9(e));
 - ___ Existing roads proposed to remain in use, with traverse or abut the subdivision (706.9(f));
 - ___ When a street ends in a temporary cul-de-sac turnaround but is to be extended at a later date, the existing and proposed profiles shall be extended beyond the temporary cul-de-sac end, a sufficient distance to show the feasibility of the future extension of the street (706.8(g));
 - ___ When a proposed street intersects, extends or joins an existing street, both edges of the pavement surface of the existing street shall be shown in the plan and profile for a sufficient distance (300 feet minimum) to show a smooth transition will exist (706.9(h));



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- _____ Where a proposed street is shown near an existing body of water, show the profiles of the top of the bank, computed water elevations and the flow-line of any stream or open drainage way. Show the relationship of the proposed street grade to the profiles of the body of water (706.9(i));
 - _____ Where a street is planned to be extended, show proposed profile two-hundred (200) feet beyond proposed end point to demonstrate a smooth transition will exist;
 - _____ If required by zoning or if proposed by the Subdivider, easements for pedestrian access across blocks (706.9(j));
 - _____ If required by zoning or if proposed by the Subdivider, plan and profile of pedestrian and/or bicycle ways or path system (706.9(k));
- The information related to the Water System shall be shown on the plans (refer to details in the Brunswick-Glynn County Joint Water and Sewer Commission (BGJWSC) standard: