



**CITY OF LOGANVILLE PLANNING & DEVELOPMENT**

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**Development Pre-Construction Meeting**

**Development #** \_\_\_\_\_

**Development** \_\_\_\_\_

**Location** \_\_\_\_\_

**Developer/Owner** \_\_\_\_\_ **24 Hour Contact #** \_\_\_\_\_

**CONSTRUCTION**

- All construction shall comply with the City of Loganville Standards.
- Deviation from these plans and specifications without prior consent of the owner, engineer and City may be cause for the work to be unacceptable.
- Must maintain access for emergency vehicles to and around project or buildings in times of rain or mud. Roads shall be able to carry a fire truck by being paved or having a firm stone base, etc.
- Do not disturb any wetlands. Do not encroach upon any 25 ft. Stream buffer.
- Hazardous material stored on site will require a spill prevention and containment plan.
- All fill material shall be free of roots, organic material, trash and consist only of clean acceptable material.
- All fill material shall be compacted to a minimum of 95% of the maximum Laboratory Dry Density in accordance with the Standard Practice Compaction Test. (ASTMBO-698)
- All embankments shall be placed in accordance with the Lines and Grades indicated on the plans. Fill placement to be performed in accordance with Professional Geotechnical Engineering Monitoring and Field Recommendations. Cut and Fill slopes shall not exceed 2H:1V.
- Contractors shall coordinate the location and installation of all underground utility and appurtenance to minimize disturbing curb, paving, and compacted sub grade.
- No storm pipe, water pipe or sewer pipe shall be covered without an inspection from City Inspectors.
- All Necessary barricades, sufficient lighted signs and other traffic control methods as deemed necessary for the protection and safety of the public shall be provided and maintained throughout the project, especially the widening of and construction on all public roads.
- Asbuilt Storm Drain Certification is required prior to the issuance of the Final Plat.
- Asbuilt Certification and Hydrology study is required prior to the issuance of the Final Plat.

**WATER & SEWER**

- All sewer lines must be open trenches for inspections (including taps).
- Sewer laterals shall be within 5 feet of the lot line where possible. Water laterals shall be located on opposite sides of the lot.
- If projects are connected to an existing sewer system, a plug must be installed to prevent silt, water and debris from entering the system.
- All sewer laterals shall be 6 inches in diameter and have a minimum of 1% slope with termination one foot behind right-of-way.
- All steps in manholes must be aligned over the shelf not the invert.
- All inverts must be of Rowlock type.
- All sewer lines must be flushed and cleaned before any test or final inspections.
- All sewer lines must be air tested (5 lbs. @ 5 minutes) and TV inspection for acceptance.
- Each lot shall have a one inch (1”) water tap installed within 2 feet of lot line.

- Water lines are to be installed no more than 4 feet behind curb.
- Thrust Blocking shall be located at all Bends, Tee's and Hydrants.
- All water lines (8 inches in size) shall be ANSL/AWWA Standard C50 pipe.
- Chlorination tap shall be done by the Contractor.
- At least one Water Sample Test Kit installed in each phase of the development.
- Fire Hydrant placement shall be behind the curb with large connection facing the road. Hydrant shall be placed a minimum of 18 inches and maximum of 36 inches above finish grade.
- Water lines shall be flushed, chlorinated and Bacterial Test results furnished to the City.
- The contractor shall install all water taps and backflows with required inspections by the City of Loganville Inspection Department.

**SOIL & EROSION CONTROL**

- Land Disturbance Permit must be displayed on site at all times during construction and in plain view of public roads or streets.
- All silt fence and erosion control measures must be installed prior to beginning of construction or grading.
- Entrance Pad must be installed before operation of grading or land disturbance begins.
- Detention ponds, detention outlet structures and temporary sediment pond features are to be constructed and fully operational prior to other construction or grading.
- All Drainage release areas must be grassed and placed with rip-rap necessary to control soil erosion.
- If erosion control measures are not sufficient to control soil erosions you must contact the Project Engineer and City to make necessary corrections to comply with BMP's.
- Any and all mud, silt or debris that enters streets must be cleaned immediately.
- All sediment barriers and sediment traps shall be inspected weekly during construction, and within 24 hours following any significant rainfall event and all reports are to be turned into the City Inspector on a weekly basis.
- A temporary sediment barrier placed around a storm drain drop inlet to prevent sediment from entering storm drainage systems.
- All sediment barriers and sediment traps shall be cleaned out when they become one-third (1/3) filled with sediment, and shall be restored to original holding capacity.
- Disturbed areas left idle for 7 to 14 days and not to final grade, will be established to temporary vegetation.
- All areas to final grade will be established to permanent vegetation within 14 days.
- During unsuitable growing seasons, mulch will be used as a temporary cover on slopes that are 4:1 or steeper and mulch will be anchored.
- Sedimentation Storage Maintenance indicators must be installed in all sediment storage structures indication the one third (1/3) volume
- All "Buffers and Tree Save Areas" shall be clearly identified by orange fencing prior to commencement of any Land Disturbance.
- **Sub-contractors who cut to install lines across roads shall repair all damages incurred.**

**I have read and understand the above requirements and shall agree to abide by these requirements.**

_____	_____	_____
Builder/Owner	Date	Time
_____	_____	_____
Planning & Development Director	Date	Time