



City of Dawsonville

COMMERCIAL SITE PLAN CHECKLIST

PROJECT NAME _____
 PERMIT/PROJECT # _____ REVIEW DATE _____
 REVIEWED BY _____

Please address all items marked with an "X" below, as well as any additional comments on the redlined plans. Please return this checklist and the redlined plans when resubmitting for the revised plan review.

GENERAL INFORMATION

1. _____ Provide name of Developer and/or Owner with their address and telephone number.
2. _____ Label total acreage and disturbed acreage.
3. _____ Note: "Irrigation systems are prohibited on all existing and proposed city right-of way and considered to be a violation of the City's Ordinance prohibiting unpermitted right-of-way encroachments."
4. _____ Note: "No structures, fences or other obstructions may be located within a drainage, water, sewer or access easement without prior approval by the City of Dawsonville."
5. _____ Provide a note stating the disposition of the property about the flood plain. State the source (FIRM Panel Number with date of map or flood study) and show flood elevations and boundaries if applicable.
6. _____ Note: "As built site conditions will be required and recorded prior to issuance of certificate of occupancy."
7. _____ Existing and proposed width of right-of-way on any existing streets. Additional right-of-way must be deeded prior to plan approval.
8. _____ Add Note on all sheets: "Notify City of Dawsonville Inspector 24 hours before the beginning of phase of construction. (706) 265-3256."
9. _____ Note the water and sewer sources.
10. _____ Add Note on utilities plan: "Notify Utilities Department before flushing water and sewer lines."
11. _____ Vicinity map.
12. _____ North Arrow.
13. _____ Seal and signature of registered professional engineer or registered land surveyor on all sheets.
14. _____ Topographic map with all elevations referenced to mean sea level and a contour interval equal



City of Dawsonville

- to two (2) feet and all finish contours.
15. _____ Graphic scale.
 16. _____ Benchmark used. Show location and elevation on plans.
 17. _____ Origin of survey.
 18. _____ All boundaries with bearing and distances shown.
 19. _____ Provide encroachment agreement for offsite work.
 20. _____ Label all structures as either existing or proposed and provide finish floor elevation(s).
 21. _____ Label setbacks.
 22. _____ Label adjoining zoning types.
 23. _____ Label adjoining property owner names.
 24. _____ Label Zoning type.
 25. _____ Attach Zoning Conditions.
 26. _____ Add Note: All undisturbed buffers shall be identified with orange, four-foot tree-save fencing prior to any land disturbance.
 27. _____ Provide on plans a copy of the text from NPDES Permit GAR10001, GAR100002 or GAR100003 (As applicable), Part IV. EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, Primary Permittee, paragraphs (1) thru (6).
 28. _____ Provide a copy of the NOI.

ENTRANCE(S):

29. _____ Proposed entrance on state route location and details must be approved by the Georgia Department of Transportation, Gainesville District #1 prior to the issuance of a land disturbance permit.
30. _____ Provide sight distance profile and sight distance certification on plan or in letter form that is specific to the project and indicates compliance with AASHTO "Policy on Geometric Design of Highway and Streets," Chapter 9 (at-grade intersections), latest edition. Note the posted speed limit and the actual sight distance in both directions.
31. _____ Plan view of existing road fronting property with centerline and pavement width.
32. _____ Provide detail of proposed entrance with existing and proposed grades, utilities, storm drainage and pavement specifications.



City of Dawsonville

33. _____ Entrance width to be a minimum of 12 feet one-way and 24 feet two-way from the back of curb to back of curb.
34. _____ Entrance radius to be a minimum of 25 feet to back of curb.
35. _____ Provide decel lane typical section detail.
36. _____ Provide entrance and accel/decel lane striping plan.
37. _____ Provide _____curbed deceleration lane from the end of radius with a _____taper per GDOT Driveway & Encroachment Control Manual.
38. _____ Provide _____minimum left turn lane at proposed entrance and provide required typical section detail per GDOT Driveway & Encroachment Control Manual.
39. _____ Provide entrance vertical landing max 5% within 30 feet.
40. _____ Show location of proposed entrance monument. Entrance monuments must be set back 10 feet (minimum) from right of way.

DRAINAGE

41. _____ Submit Stormwater Management Report. Exception is < 5,000 sq ft of impervious cover and < one (1) acre.
42. _____ Stormwater Management Report must be approved prior to scheduling a plan sign-off.
43. _____ Show silt gauge in forebay with clean out elevation.
44. _____ Hydro and plans require water quality per chapter 107.92. Note on cover sheet water quality devices.
45. _____ Provide 100-year elevation in pond by outlining the contour.
46. _____ Provide 100-year elevation on Outlet control structure.
47. _____ Verify min 1-foot free board in detention pond.
48. _____ Acreage of all off-site drainage areas contributing to flow thru the project. Show on plans or note if no off-site drainage.
49. _____ Plan and profile of all pipes including grade, type of pipe, 25-year HGL, elevations, proposed cover, manholes and headwalls.
50. _____ Minimum of 12 inch of compacted fill material required over all pipes. Prefer ft cover over the top of pipe to finish pavement over pipes under roadway.
51. _____ Storm sewer slopes must be greater than or equal to 1%.



City of Dawsonville

52. _____ All storm drainpipes will be a minimum of 18" in diameter.
53. _____ All storm drainpipes must be concrete under pavement within right of way.
54. _____ All storm drainpipes installed parallel of curbing in right of way must be reinforced concrete.
55. _____ All storm drainpipes installed within retaining wall backfill must be reinforced concrete.
56. _____ All CMP must be fully bituminous coated with paved invert filling corrugation for at least 25% of circumference or ACCMP.
57. _____ All storm drainpipes with > 15 feet cover shall be class III concrete. > 15 feet to < 20 feet cover shall be class IV. >20 feet cover shall be class V.
58. _____ 100-year upstream headwater elevation at pipes inlets and drop inlets to be shown by labeling Elevation and outlining contour at that elevation. This contour will be the drainage easement if it extends outside of the 20 feet drainage easement.
59. _____ Show details for all proposed storm drainage structures per GDOT.
60. _____ Show detail of HDPE pipe and typical bedding section per manufacture of HDPE.
61. _____ Pipe to discharge into natural draw or graded ditch with rip-rap ditch checks. Size rip rap aprons and provide dimensions on plans, including apron depth.
62. _____ Provide channel protection and/or permanent energy dissipation (in addition to riprap) at all outlets having a discharge velocity greater than 5 fps or froude number greater than 2.5.
63. _____ Provide complete pipe chart including pipe size, pipe gauge or class, time of concentration, runoff coefficient, rainfall intensity, drainage area, and outlet velocity. Design for 25-year storm. The 50-year storm shall be used on live streams, cross drains serving 20 acres or larger, and any pipe receiving off-site drainage.
64. _____ Provide minimum 20 feet storm drainage easement on all storm drain pipes, drainage swales and water courses receiving off-site drainage.
65. _____ Provide minimum 20 feet drainage/access easement from public right-of-way to detention ponds and water quality devices. Provide 20 feet drainage/access easement around detention ponds and water quality devices.
66. _____ Retaining wall design must be submitted to the City of Dawsonville for approval prior to construction plan approval. Wall design must include details and specifications that are site specific and must be signed and sealed by a registered professional engineer in the State of



City of Dawsonville

Georgia. All walls greater than 30 inches in height shall include a fence or handrail along the top.

Provide spot top and bottom wall elevations on grading plan.

67. _____ Show five (5) feet fence with 12 feet gate around detention pond.
68. _____ Sec 807 - Provide a tree survey. No more than 75 percent of the mature, healthy, existing trees in excess of ten inches DBH shall be cut, damaged, or destroyed. Provided, however, that additional trees may be removed upon approval by the planning director or designee if one five-inch caliper tree or larger is planted and maintained for each one tree removed in excess of ten inches DBH.
69. _____ Sec 802 - Buffer required.
70. _____ Sec 804 - All properties except those containing single-family detached or attached residences and two-family residences shall provide a landscape strip, as defined by these regulations, of ten feet in width along the developed portion abutting any public street or right-of-way and five feet in width along the developed portion of side property lines.
71. _____ Sec 809 - Screen of dumpsters required if installed.
72. _____ Sec 101-4 - Add Note work hours shall be between the hours 7:30 am and dusk Monday through Friday and between the hours 8:30 AM and dusk on Saturday. No construction work on Sundays.
73. _____ Sec 602 - Minimum number of off-street park space required.
74. _____ Sec 604 - Handicapped parking requirements. Minimal 12 feet in width without access aisle.
75. _____ Sec 605 - Minimum number of off-street loading spaces required.
76. _____ Sec 606 - Parking and Loading area design requirements.
77. _____ Sec 109-54 - Provide paving typical section for driveway and parking.
78. _____ Sec 109-53- Provide sidewalks along perimeter of property within existing or proposed Right of Way.
79. _____ Label fire flow information on existing road and label flow information at 20 residual PSI for all proposed fire hydrants. Submit fire flow report based on field flow test under engineer's seal and signature. Internal water lines must be sized to meet the required fire flow or irrigation flows of 20 GPM per lot (whichever is greater) any extensions or upgrades to water lines required by this development shall be done at owner's expense. 1000 GPM one- and two-family dwellings. Buildings other than one- and two-family dwellings must meet IFC Table B105.1(2).



City of Dawsonville

80. _____ Water, sewer, storm drainage and infrastructure plan review fee. \$1,000.00

81. _____ Development inspection fee: \$500.00

ADDITIONAL COMMENTS: