



City of Dawsonville

PRELIMINARY SUBDIVISION 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 this checklist or on the redlined plans. Please return this checklist and the redlined plans when resubmitting in order to speed up the revised plan review.

GENERAL INFORMATION:

1. _____ Provide name of Developer and/or Owner with their address and telephone number(s).
2. _____ Add note: "All improvements to conform with City of Dawsonville Construction Standards and Specifications, latest edition."
3. _____ Add note: "Irrigation systems are prohibited on all existing and proposed City Right-of-way and considered to be a violation of the City Ordinance prohibiting unpermitted right-of-way encroachments."
4. _____ Add note on all sheets: "Notify City of Dawsonville Inspector 24 hours before the beginning phase of construction. (706) 265-3256."
5. _____ Add note: "No structures, fences or other obstructions may be located within a drainage or access easement without prior approval by the City of Dawsonville."
6. _____ Add note: "Approval of these plans does not constitute approval by City of Dawsonville of any land disturbing activities within wetland areas. It is the responsibility of the property owner to contact the appropriate regulatory agency for approval of any wetland area disturbance."
7. _____ Provide a note stating the disposition of the property with regard to the flood plain. State the source (FIRM Panel Number with date of map or flood study) and show flood elevations and boundaries if applicable.
8. _____ Existing and proposed width of right-of-way on any existing streets.
9. _____ Add Note: "Approval of these plans by City of Dawsonville is subject to, and contingent upon the applicant obtaining any and all necessary approvals from any and all applicable agencies including, but not limited to the United States Army Corps of Engineers, the United States Environmental Protection Agency, the USDA-NRCS, Georgia Department of Natural Resources, Georgia Environmental Protection Division, and the Georgia Soil and Water Conservation Commission.
10. _____ Indicate street maintenance as city of Dawsonville or private.
11. _____ Provide 6 sets of plans
12. _____ Vicinity map.
13. _____ North arrow.
14. _____ Seal and signature of registered professional engineer or registered land surveyor on all sheets.
15. _____ Topographic map with all elevations referenced to mean sea level and a contour interval equal to 2 feet and all finish contours.
16. _____ Graphic scale, not smaller than 1" = 100.
17. _____ Benchmark used. Show location and elevation on plans.
18. _____ Origin of survey.



City of Dawsonville

- 19._____ All boundaries with bearing and distances shown.
- 20._____ Provide encroachment agreement for offsite work.
- 21._____ Label all structures as either existing or proposed and provide finish floor elevation(s).
- 22._____ Show proposed unit or phase lines if applicable.
- 23._____ 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, Inspections, Primary Permittee, paragraphs (1) thru (6).
- 24._____ Provide a copy of the NOI.

ENTRANCE(S):

- 25._____ Proposed entrance location and details must be approved by the Georgia Department of Transportation, Gainesville District, prior to the issuance of a land disturbance permit.

Sec.109-49. -Acceleration/Deceleration Lanes

- 26._____ Except as indicated, acceleration and deceleration lanes shall be provided for new street and driveway connections to existing streets. The lanes will not be required if any of the following conditions are met:
The driveway is for a one or two family residence;
Total traffic on the existing roadway is less than 200 vehicles per day (count of existing traffic must have been made within one year of the development plan submittal date);
The driveway is for a small business with ingress/egress of less than 10 vehicles per day
- 27._____ 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.
- 28._____ Plan view of existing City road fronting property with centerline and pavement width.
- 29._____ Provide 1" = 20' detail of proposed entrance with existing and proposed grades, utilities, storm drainage, and pavement specifications.

Sec. 109-48. -Shoulder Widths.

- 30._____ All streets shall have a shoulder, measured from the outer edge of the paved surface or back of curb to the inside edge of the ditch that is a minimum of 11 feet wide. The shoulder shall have a maximum slope of 6% uncurbed streets and 2% curbed streets.
- 31._____ Show location of proposed entrance monument. Entrance monuments must be set back 10 feet (minimum) from right of way. Provide monument easement.
- 32._____ Provide deceleration lane typical section detail.
- 33._____ Provide entrance and accel/deceleration lane striping plan.
- 34._____ Curb cuts shall not be located within 100ft of an intersecting involving a non-local road.
- 35._____ Street jogs with centerline offset of less than 125ft shall not be permitted.

Sec. 109-46. -Turning Lanes.

Turning lanes shall be required by the City to meet projected traffic demand and/or safe operations. When provided, turning lanes shall meet the following criteria:



City of Dawsonville

- 36. _____ Provide not less than 150 feet of storage length for arterial roadways. Provide not less than 100 feet of storage length for collector roadways.
- 37. _____ Provide taper lengths of not less than 50 feet.
- 38. _____ Longer storage and taper lengths may be required when traffic projections indicate they are justified.
- 39. _____ Subdivision with 51-124 contiguous lots must have min two means of street access and may require traffic study.
- 40. _____ Subdivision with 125 or more contiguous lots, must have min two means of street access and traffic study is required.

ROADS:

41. _____ Plan and profile of all streets on a scale no smaller than 1" = 100 horizontally and 1" = 10' vertical.

Sec. 109-30. –Minimum Requirements.

- 42. _____ On any existing street having a right-of-way less than the minimum which abuts a property being developed, one-half of the required width of right-of-way, measured to the centerline of the existing right-of-way, shall be dedicated at no cost to the City along the entire property boundary abutting the existing street.
- 43. _____ Additional street right-of-way width may be required to be dedicated at intersections or other locations fronting the property where turning lanes, storage lanes, medians, islands, or realignments are required for traffic safety and minimum right-of-way standards would be inadequate to accommodate these improvements.
- 44. _____ Minimum widths for construction (new streets or widening sections) are specified in the table below. Roadway width dimensions are back of curb to back of curb.

Road Classification	Minimum Right of Way Width	Minimum Roadway Widths
Arterial – Primary	100'	66'
Arterial – Secondary	100'	52'
Collector – Primary	60'	52'
Collector – Secondary	60'	42'
Local – Non-Residential	60'	28'
Local – Non-Residential Cul-de-sac	120'	50' R
Local – Residential	50'	30'
Local – Residential Cul-de-sac	100'	40' R

45. _____ Decel lane measured from existing center line must be 26ft to proposed back of curb.

Sec. 109-41. -Vertical Street Alignment.

46. _____ All changes in street profile grades having an algebraic difference greater than one percent shall be connected by a parabolic curve having a minimum length (L) equal to the product of the algebraic difference between the grades in percent (A) and the design constant (K) assigned to the street according to its category (i.e., $L = A * K$).

K values shall be greater than or equal to the values specified in the table below for each road classification, but shall in no case be lower than the minimum K values in AASHTO's A Policy on Geometric Design of Highways and Street, latest edition for height of eye at 3.5 ft and height of object at 0.5 feet and the design speed. The AASHTO values can be found on Exhibit 3-76, pg. 274; Exhibit 3-77, pg. 276; and Exhibit 3-79, pg. 280 of A policy on Geometric Design of Highways and Streets, 2001



City of Dawsonville

Road Classification	Minimum K Value on Crest Vertical Curves	Minimum K Value on Sag Vertical Curves
Arterial – Primary	110	90
Arterial – Secondary	90	70
Collector – Primary	60	60
Collector – Secondary	60	60
Local – Non-Residential	30	40
Local – Non-Residential Cul-de-sac	20	30
Local – Residential	20	30
Local – Residential Cul-de-sac	20	30

Sec. 109-42. -Horizontal Street Alignment.

47. _____ All new streets shall conform to the horizontal centerline curvature and super elevation criteria specified in Exhibit 3-14, Minimum Radius for Design of Rural Highways, Urban Freeways, and High-Speed Urban Streets Using Limiting Values of e and f, AASHTO, A policy on Geometric Design of Highways and Streets, 2001 or latest edition. The minimum radius for local streets shall be 110 feet. The maximum super elevation on all streets shall be 6%.

Tangents between reverse horizontal curves shall not be less than those specified in the table below.

Road Classification	Minimum Tangent Length Between Reverse Horizontal Curves
Arterial – Primary	125
Arterial – Secondary	100
Collector – Primary	100
Collector – Secondary	75
Local – Non-Residential	50
Local – Non-Residential Cul-de-sac	50
Local – Residential	50
Local – Residential Cul-de-sac	50

48. _____ Vertical alignment must comply with AASHTO minimum design standards (25 MPH for residential).

49. _____ Note on all road profile sheets: “Vertical alignment complies with AASHTO minimum. Design standards for a _____ MPH road.

50. _____ Completely label all road profiles with vertical curve data, existing and proposed elevations, stations and street intersections.

Sec. 109-40. -Street Gradients.

51. _____ *Minimum Gradient.* The minimum street gradient shall be (1%) one percent without special approval from the Mayor and Council. A minimum street gradient of one half percent to one percent may be approved by the Mayor and Council, based on adequate engineering designs provided by the subdivider’s engineer, where at least one percent cannot reasonably be achieved due to topographical limitations imposed by the land.

Maximum Gradient. The maximum street gradient for roads are specified in the table below.

Road Classification	Maximum Street Gradient
Arterial – Primary	8%



City of Dawsonville

Arterial – Secondary	10%
Collector – Primary	10%
Collector – Secondary	10%
Local – Non-Residential	10%
Local – Non-Residential Cul-de-sac	6%
Local – Residential	14%
Local – Residential Cul-de-sac	6%

52. ____ Grades between 12 percent and 14 percent shall not exceed a length of 150 feet measured as the tangent length between points of vertical curvature.

53. ____ Designate high back curb in all negative grade cul-de-sacs and on deceleration lane and show proposed limits.

54. ____ Show utilities location detail.

55. ____ Show typical section detail with current paving specifications.

56. ____ Sign plan identifying sign location, size, and type.

Sec. 109-44. -Street Intersections.

57. ____ *Intersection Angles.* Intersecting streets shall meet at approximately a right angle and shall not be at an angle of less than 80 degrees unless approved by the City.

Approach Length. Street intersections, including approaches, shall have a maximum vertical grade of five percent. The minimum approach length (distance from extended outer edge of the nearest through lane of the intersecting street to the point of vertical curvature in the approaching street) shall be provided in accordance with the table below.

Road Classification	Minimum Approach Length
Arterial – Primary	100'
Arterial – Secondary	100'
Collector – Primary	75'
Collector – Secondary	75'
Local – Non-Residential	50'
Local – Non-Residential Cul-de-sac	50'
Local – Residential	50'
Local – Residential Cul-de-sac	50'

58. ____ Show 5ft wide sidewalks both sides of interior streets and entire length of property front where road entrance is constructed.

59. ____ Note: Street light shall be provided at each intersection and not exceeding 150ft along streets.

DRAINAGE:

60. ____ Submit Stormwater Management Report.

61. ____ Stormwater Management Report must be approved prior to scheduling a plan sign-off.

62. ____ Acreage of all off-site drainage areas contributing to flow thru the project. Show on plans or note if no off-site drainage.

63. ____ Provide a post-developed drainage basin area map in road construction plans.



City of Dawsonville

- 64._____ Plan and profile of all pipes including grade, type of pipe, 25-year HGL, elevations, proposed cover, manholes and headwalls
- 65._____ Minimum of 12" of compacted fill material required over all pipes. Prefer 2 feet cover over top of pipe to top of finish pavement under roadways.
- 66._____ Storm sewer slopes must be greater than or equal to 1%.
- 67._____ Maximum distance between storm drainage manholes is 300ft
- 68._____ All storm drain drainage pipes will be a minimum of 18" in diameter.
- 69._____ All storm drain drainage pipes must be concrete under pavement within right of way
- 70._____ Note galvanized CMP storm drains must be fully bituminous coated with 25% paved invert or ACCMP.
- 71._____ All storm drain drainage pipes with > fifteen (15) feet cover shall be concrete. > 15' to < 20' cover shall be Class IV > 20' cover shall be Class V.
- 72._____ 100-Year upstream headwater elevation at pipe 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' drainage easement.
- 73._____ Show details for all proposed storm drainage structures per GDOT standards. Show HDPE pipe detail and typical bedding section per HDPE manufacturer recommendations.
- 74._____ 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.
- 75._____ Provide channel protection and/or permanent energy dissipation (in addition to rip-rap) at all outlets having a discharge velocity greater than 5 fps or a Froude Number greater than 2.5.
- 76._____ 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.
- 77._____ Provide gutter spread calculations. (Maximum 6' for 10-year storm)
- 78._____ Minimum 20' storm drainage easement on all storm drain pipes, drainage swales and water courses receiving off-site drainage.
- 79._____ Minimum 20' drainage/access easement from public right-of-way required for all stormwater facilities.
- 80._____ Note: Retaining wall design must be submitted to the City of Dawsonville for approval prior to wall construction. 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 Georgia. All walls greater than thirty (30) inches in height shall include a fence or handrail along the top.
- 81._____ Provide top and bottom of wall spot elevations on grading plan.
- 82._____ Show 100yr headwater elevation at drop inlets by labeling elevation and outline contour at elevations. The Contour will be drainage easement if beyond drainage easement.
- 83._____ Show 5ft fence with 12ft gate around detention pond.
- 84._____ Provide detail drawing for outlet control structure
- 85._____ Plan review fee for water, sewer and storm drainage infrastructure.



City of Dawsonville

PLANNING AND ZONING - COVER SHEET REQUIREMENTS

86. _____ Site acreage
87. _____ Disturbed acreage
88. _____ Zoning District(s)
89. _____ List all approval application numbers
90. _____ All conditions of zoning or other approvals must be listed on plans.

INCLUDE THESE STATEMENTS IN BOLD FONT:

91. _____ “Construction shall be limited to the hours of 7:30 AM to DUSK Monday through Friday; 8:30 AM to DUSK Saturday; there will be no outside construction on Sunday.”

PLAN REQUIREMENTS:

92. _____ All plans should include a space six (6) inches by seven (7) inches on the front page of each set of plans to be used for reviewer’s stamp.
93. _____ Include a closed boundary survey including:
 - Bearing, distances and directions
 - Land lot lines
94. _____ Provide adjacent areas and feature areas such as streams, lakes, residential areas.
95. _____ Delineate and label State waters and Jurisdictional waters and buffers distances must read from wrested vegetation
96. _____ Delineate disturbed area and label “**limits of disturbance**”

PRELIMINARY PLAT:

97. _____ Designate any areas reserved for future phases, future construction
98. _____ Label current adjoining property owner names and zoning districts
99. _____ Label adjoining subdivision names and phase or unit, lot lines, lot numbers
100. _____ Delineate and label all flood plain, water courses, state waters, jurisdictional waters, and riparian buffers
101. _____ All approved stream crossings must be perpendicular
102. _____ Delineate the building envelope including front, rear and exterior setbacks
103. _____ Corner lots: The lot line with less street frontage may be considered the front
104. _____ Adjust front build line to begin at the minimum lot width 30FT
105. _____ Label the proposed square footage of each lot
106. _____ Delineate and label the location, dimensions, and purpose of all easements
107. _____ Each lot shall contain an adequate building site outside the limits of any easements



City of Dawsonville

108. _____ Postal Kiosks: delineate the location(s) and style of mail kiosks. If the design is to provide more than the USPS approved units, i.e., a covered area or structure, setbacks would be requisite.

109. _____ Flag lot must be min 30ft wide and no more than 200ft long. Not more than 2 access points shall abut each other.

110. _____ Provide tree survey. No more than 75% of mature trees in excess of 10" shall be cut, damaged or destroyed. Provided, however that trees may be removed upon approval of planning director or designee if one 5" caliper tree or larger is planted and maintained for each 10" tree removed.

111. _____ Sec 112-37 Subdivision buffers. Each parcel subdivided into more than four parcels shall have a min 20ft wide vegetation buffer where natural vegetation exists. Where no vegetation exists, a landscape strip with evergreen trees and a solid wooden fence 6ft in height shall be installed around the entire parcel.

PERFORMANCE STANDARDS:

112. _____ Lot width

113. _____ Building setbacks

114. _____ Total number of units

115. _____ Density of each phase

116. _____ Buffers

117. _____ Lot Size

OPEN SPACE:

118. _____ Delineate and label "open space" and specify acreage

119. _____ Total open space calculations

120. _____ Provide a calculation for each phase as well as the overall project

121. _____ Open space shall not include impervious materials

SANITARY SEWER:

122. _____ The following certification shall be made by the Design Engineer and included with Sanitary Sewer System construction notes: "I certify that the proposed sanitary sewer system has been designed in accordance with the City of Dawsonville Specification

123. _____ Georgia Environmental Protection Division review and approval is required.

124. _____ Topographic information must be provided at two-foot contour intervals based on mean sea level datum.

125. _____ Describe and reference site benchmark

126. _____ Plan and profile views of all existing and proposed sanitary sewers. Storm drainage shall be also shown on the plan and profile views. Water mains should be shown in the profile views where crossing the sanitary sewer lines. Minimum separation is two feet vertically. State size, type, percent grade, and length of all pipe between manholes

127. _____ Minimum slopes for sanitary sewer pipes, Maximum slope 15%.

- 0.7% on 8" lines



City of Dawsonville

- 0.5% on 10" lines
- 0.4% on 12" lines
- 0.24% on 18" lines
- 0.16% on 24" lines
- 0.12% on 30" lines
- Larger sizes: Maintain 2 feet/second at 2/3 pipe capacity. Provide calculations under engineer's seal and signature to demonstrate compliance

128. ____ All required easements must be dedicated to City of Dawsonville prior to release of final plat.

129. ____ A minimum 20-foot wide permanent easement is required for all sanitary sewer lines.

130. ____ Manhole inverts shall have a minimum 2/10 of a foot (0.2') drop across the manhole.

131. ____ D.I.P. sanitary sewer pipe is required

- When the sewer crosses within 2 vertical feet of storm sewer or watermain
- For all pipe placed within fill
- When sewer crosses under a stream or ditch
- Where cover is greater than 15 feet

132. ____ Minimum cover for sanitary sewers in paved areas is 7 feet. Cover less than 7 feet requires ductile iron pipe

133. ____ Maximum inside drop in manhole is 2 vertical feet. Outside drops must be constructed according to the requirements as shown on City of Dawsonville Details.

134. ____ Interior angles must be shown at all manholes. Angle between influent and effluent sanitary sewer lines at a manhole is 0-90° and 270° to 360°

135. ____ Space Manholes maximum 400ft for pipes 15" or smaller

136. ____ Space Manholes maximum 500ft for pipes 18" or larger

137. ____ Concrete collars are required when the slope is greater than 15-20% and pipe must be ductile iron

138. ____ Sanitary sewers and manholes must be situated outside of drainage ditches. In conditions where they must run parallel to storm drainage, a minimum 30-foot easement is required. The sanitary sewer must be located 10 feet from one side, and the centerline of drainage line 10 feet from the other side of the easement

139. ____ Laterals must be shown for each lot with a maximum length of 100 feet. Indicate lateral locations by station from nearest downstream manhole

140. ____ Extend sewer to serve adjacent properties for future development or dedicate a 50' temporary and 20' permanent sanitary sewer easement and provide sanitary sewer manhole in streets for future connection

141. ____ No more than 4 connections are allowed on sanitary sewer manholes

142. ____ All service lines connecting to existing sewer lines will be made with manholes

143. ____ Concrete collars required at ends of aerial sewer crossings

144. ____ Rip-rap and filter fabric shall be placed at all creek crossings

145. ____ All manholes outside of roadways shall be one foot above the ground. If a manhole is in a flood prone or high-water area, bolted down water tight covers shall be clearly indicated and detailed

146. ____ Show bolt down covers on all manholes outside paved areas



City of Dawsonville

147. _____ Profile existing sanitary sewer lines when new construction is proposed within existing sewer easement
148. _____ If sanitary sewer is to be constructed adjacent to rivers and other waterways, location of waterway shall be verified and certified by a registered land surveyor. Offset distance from field line of creek shall be provided for all manholes. Manholes in flood plain shall be above 100-year elevation
149. _____ Label pipe types PVC SDR26 and DIP Class 50 or 350 on profiles
150. _____ Sanitary sewer shall be installed with top of pipe 3' minimum below adjacent creek bottoms. Show creek bottom on profiles, where applicable

SANITARY SEWER NOTES:

151. _____ Notify City of Dawsonville 24 hours prior to any sewer construction at (706)-265-3256.
152. _____ The contractor shall call the Utilities Protection Center "Call Before You Dig", telephone number 1-800-282-7411, before initiating excavation activities
153. _____ All work and materials shall conform to current City of Dawsonville standards.
154. _____ No deviations from approved drawings are allowed without approval from City of Dawsonville.
155. _____ All manholes outside of pavement shall be 1' above grade with bolt-down watertight covers
156. _____ Sewer laterals shall be of same material as sewer main (i.e. DIP, PVC).
157. _____ Sewer laterals shall be installed with a 6" clean out, stubbed up 5ft above grade and capped
158. _____ No fences, structures, trees, or other obstructions are allowed on sanitary sewer easements.
159. _____ The developer/contractor is responsible for maintenance and utility locating of all infrastructure for a period of 12 months after the recording date of the final plat
160. _____ No bury pits allowed within sanitary sewer easements.
161. _____ No dumpster pads or pool drain allowed into sanitary sewer system.
162. _____ 15' is max depth for PVC sewer, any pipe exceeding 15', whether or not shown on plans, must be installed as DIP.
163. _____ All sewer lines to be T.V. tested prior to final plat.
164. _____ Sewer lateral clean-outs to be located 1' behind R/W, or on SSE line.
165. _____ Where sewer is installed in R/W, backfill must be compacted to 95% proctor.
166. _____ Sewer lines shall be Class 50 or 350 DIP (or greater, depending on depth), or SDR-26 PVC.
167. _____ Notify city of Dawsonville before flushing sewer line
168. _____ Utility contractor shall provide copy of utility license and business license
169. _____ Contractor shall provide City of Dawsonville a copy of marked up as-builts conditions
170. _____ Install 10-gauge tracer wire with PVC laterals



City of Dawsonville

171. _____ PVC bedding shall be minimum 6" of 57 stone under pipe and extended to top of pipe, DIP bedding shall be min 4" when required.

172. _____ Pressure test shall be 5 PSI for 10 Minutes

173. _____ Mandrel test shall be 5% inside diameter of pipe

WATER DISTRIBUTION SYSTEM:

174. _____ GVS 2" - 4" shall be resilient seated and 2" working nut

175. _____ Install inline gate valves 1000ft

176. _____ Install GV away from source for one-way feed

177. _____ Install GV each side of tee for two-way feed.

178. _____ Water main Crossing sewer main must have 18" separations.

179. _____ Water mains must have minimum 10ft horizontal separation from any sewer mains

180. _____ Approval from the Georgia Environmental Protection Division is required.

181. _____ Georgia D.O.T. utility permit is required. Submit detailed drawing of all water line work on r/w on 8½"x11" sheet. Show existing and proposed rights-of-way, distances both in both directions to nearest intersections, road names, pavement widths existing and proposed, location of existing water, distance off edge of pavement

182. _____ Fire hydrant spacing per manual and high points, first one= 500' within entrance; residential= 500'; CBD= 300'; IND = 300FT; city county nonresidential 1000ft.

183. _____ 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. 750 GPM Residential 1000 GPM commercial industrial.

184. _____ For all jack and bore situations, specify 2 neoprene casing straps and D.I.P. carrier pipe with "gripper gaskets". Steel casing size and length must also be specified

185. _____ Show water meters for each lot

186. _____ Show irrigation meter location for any entrances or greenspaces.

187. _____ Water main must be designed to be on the north and east side of streets

189. _____ Water mains installed along existing roads shall be installed 4' below road grade. The water main must also be bored under all paved driveways, or in the case of existing gravel drives, the gravel must be replaced at a depth of 6" with a comparable grade of gravel.

WATER DISTRIBUTION SYSTEM NOTES:

190. _____ Note: Tapping sleeve shall be fabricated type

191. _____ Note: Notify City of Dawsonville before flushing water lines.

192. _____ Note: The following certification shall be made by the Design Engineer and included with Water Distribution System construction notes: "I certify that the proposed water distribution system has been designed in accordance with the City of



City of Dawsonville

Dawsonville Specification.

193. _____ Water service is provided by the City of Dawsonville.
194. _____ The developer/contractor is responsible for maintenance and utility location of all infrastructure for a period of 12 months after the recording date of the final plat.
195. _____ All work and materials shall conform to current City of Dawsonville standards.
196. _____ The contractor shall call the Utilities Protection Center "Call Before You Dig", telephone number 1-800-282-7411, before initiating excavation activities.
197. _____ Notify City of Dawsonville. 24 hours prior to any water line construction at (706) 265-3256
198. _____ All water lines shall be Ductile Iron Pipe Class 50 or 350.
199. _____ Water lines shall be installed 5' back of curb
200. _____ Water lines shall have at least 4 feet of cover or be 4 feet below road grade whichever is greater
201. _____ Short side services shall be ¾" poly SDR 9 class 200
202. _____ Long side services shall be 1" poly SDR 9 class 200 in 2" schedule 40 PVC conduits with ¾" wyes at lot corners
203. _____ Water meters are to be located at right of way line
204. _____ Fire hydrants are to be 3-way 5-1/4"
205. _____ Fire hydrants must be flow tested prior to final plat to ensure adequate fire flows
206. _____ Concrete valve markers are to be installed at all valves except at fire hydrants
207. _____ Concrete blocking shall be placed at all bends, tees, and fittings with 3,000 PSI concrete
208. _____ 300 PSI curb stops, corps, and wyes.
209. _____ All valves shall be gate valves
210. _____ Gate valves over 5' deep shall have stem extensions.
211. _____ No deviations from approved drawings are allowed without approval from City of Dawsonville.
212. _____ Lines shall be pressure tested and disinfected per City of Dawsonville specifications, 200 PSI for 2hrs max 5 psi loss
213. _____ Show City of Dawsonville Water and Sewer details.
214. _____ Utility contractor shall provide copy of utility license and business license
215. _____ Contractor shall provide City of Dawsonville a copy of marked up as-builts conditions
216. _____ Install 10 gage tracer wire with poly service lines.