



# 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 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) 203-4925 or [inspections@dawsonville-ga.gov](mailto:inspections@dawsonville-ga.gov)."
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 4 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.



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17. \_\_\_\_ Benchmark used. Show location and elevation on plans.
18. \_\_\_\_ Plan and profile of all streets on a scale no smaller than 1" = 100 horizontally and 1" = 10' vertical.
19. \_\_\_\_ Origin of survey.
20. \_\_\_\_ All boundaries with bearing and distances shown.
21. \_\_\_\_ Provide encroachment agreement for offsite work.
22. \_\_\_\_ Label all structures as either existing or proposed and provide finish floor elevation(s).
23. \_\_\_\_ Show proposed unit or phase lines if applicable.
24. \_\_\_\_ 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).
25. \_\_\_\_ Provide a copy of the NOI.

### **ENTRANCE(S):**

26. \_\_\_\_ 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.
27. \_\_\_\_ Subdivision with 51-124 contiguous lots must have min two means of street access and may require traffic study.
28. \_\_\_\_ Subdivision with 125 or more contiguous lots, must have min two means of street access and traffic study is required.

### **Sec.109-49. -Acceleration/Deceleration Lanes**

29. \_\_\_\_ 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.
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 city road fronting property with centerline and pavement width.
32. \_\_\_\_ Provide 1" = 20' detail of proposed entrance with existing and proposed grades, utilities, storm drainage, and pavement specifications.
33. \_\_\_\_ Provide right turn deceleration length, and taper per GDOT Driveway & Encroachment Control Manual minimum right turn deceleration length table 4-8.
34. \_\_\_\_ 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%



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curbed streets.

35. \_\_\_\_ Show location of proposed entrance monument. Entrance monuments must be set back 10 feet (minimum) from right of way. Provide monument easement.
36. \_\_\_\_ Provide deceleration lane typical section detail.
37. \_\_\_\_ Provide entrance and accel/deceleration lane striping plan and signage.
38. \_\_\_\_ Street spacing, and offsets must be in accordance with GDOT regulations for driveway & encroachment control manual.
39. \_\_\_\_ Note and show relocated existing utilities within proposed new deceleration/right turn lane pavement section.

### **Sec. 109-46. -Left 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:

40. \_\_\_\_ Provide full width storage length, bay taper and departure taper per GDOT Driveway & Encroachment Control Manual minimum design elements table 4-9.
41. \_\_\_\_ Longer storage and taper lengths may be required when traffic projections indicate they are justified.

### **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 (Dead end St less than 150ft)	100'	40' R
Local-Residential Cul-de-sac (Dead end St exceeding 150ft)	120'	50'R



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45. \_\_\_\_\_ Decel lane measured from existing center line must be 26 ft 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

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%.

48. 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

49. \_\_\_\_\_ Vertical alignment must comply with AASHTO minimum design standards (25 MPH for residential).



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- 50. \_\_\_\_\_ Note on all road profile sheets: “Vertical alignment complies with AASHTO minimum. Design standards for a \_\_\_\_\_ MPH road.
- 51. \_\_\_\_\_ Completely label all road profiles with vertical curve data, existing and proposed elevations, stations, and street intersections.
- 52. \_\_\_\_\_ Maximum length of dead-end street shall be 1,500 feet.

**Sec. 109-40. -Street Gradients.**

- 53. \_\_\_\_\_ *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 is specified in the table below.

Road Classification	Maximum Street Gradient
Arterial – Primary	8%
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%

- 54. \_\_\_\_\_ 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.
- 55. \_\_\_\_\_ Designate high back curb in all negative grade cul-de-sacs and on deceleration lane and show proposed limits.
- 56. \_\_\_\_\_ Show utilities location detail 1.1.
- 57. \_\_\_\_\_ Show typical section detail with current paving specifications.
- 58. \_\_\_\_\_ Sign plan identifying sign location, size, and type.

**Sec. 109-44. -Street Intersections.**

- 59. \_\_\_\_\_ *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'



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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'

60. \_\_\_\_ Show 5ft wide sidewalks both sides of interior streets and entire length of property front that abuts existing roads.
61. \_\_\_\_ Note: Street light shall be provided at each intersection and not exceeding 150 ft along streets.

### DRAINAGE:

62. \_\_\_\_ Submit Stormwater Management Report.
63. \_\_\_\_ Stormwater Management Report must be approved prior to scheduling a plan sign-off.
64. \_\_\_\_ Provide note stating how water quality is obtained and device locations on the cover sheet.
65. \_\_\_\_ Acreage of all off-site drainage areas contributing to flow thru the project. Show on plans or note if no off-site drainage.
66. \_\_\_\_ Provide a post-developed drainage basin area map in road construction plans.
67. \_\_\_\_ Plan and profile of all pipes including grade, type of pipe, 25-year HGL, elevations, proposed cover, manholes and headwalls.
68. \_\_\_\_ Pipe profile shall include the 50-year HGL for cross drains in live streams and areas servicing more than 20 acres.
69. \_\_\_\_ 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.
70. \_\_\_\_ Storm sewer slopes must be greater than or equal to 1%.
71. \_\_\_\_ Maximum distance between storm drainage manholes is 300 ft
72. \_\_\_\_ All storm drain drainage pipes will be a minimum of 18" in diameter.
73. \_\_\_\_ All storm drain drainage pipes must be reinforced concrete pipe under pavement.
74. \_\_\_\_ All storm drain piping installed parallel of curbing shall be reinforced concrete pipe.
75. \_\_\_\_ All storm drainpipe installed in live streams shall be reinforced concrete pipe.
76. \_\_\_\_ All storm drainpipe installed within retaining wall backfill shall be reinforced concrete pipe.
77. \_\_\_\_ Note galvanized CMP storm drains must be fully bituminous coated with 25% paved invert or ACCMP.
78. \_\_\_\_ All storm drainpipes with > fifteen (15) feet cover shall be Class III concrete. > 15' to < 20' cover shall be Class IV > 20' cover shall be Class V.



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79. \_\_\_\_ 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.
80. \_\_\_\_ Show details for all proposed storm drainage structures per GDOT standards. Show HDPE pipe detail and typical bedding section per HDPE manufacturer recommendations.
81. \_\_\_\_ 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.
82. \_\_\_\_ Provide channel protection and/or permanent energy dissipation (in addition to riprap) at all outlets having a discharge velocity greater than 5 fps or a Froude Number greater than 2.5.
83. \_\_\_\_ 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.
84. \_\_\_\_ Provide gutter spread calculations. (Maximum 6' for 10-year storm)
85. \_\_\_\_ Minimum 20' storm drainage easement on all storm drain pipes, drainage swales and water courses receiving off-site drainage.
86. \_\_\_\_ Minimum 20' drainage/access easement from public right-of-way required for all stormwater facilities.
87. \_\_\_\_ 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.
88. \_\_\_\_ Provide top and bottom of wall spot elevations on grading plan.
89. \_\_\_\_ Show 100-year headwater elevation at drop inlets by labeling elevation and outline contour at elevations. The Contour will be drainage easement if beyond drainage easement.
90. \_\_\_\_ Show 5 ft fence with 12 ft gate around detention pond.
91. \_\_\_\_ Provide detail drawing for outlet control structure.
92. \_\_\_\_ Verify no construction within Flat Creek and Shoal Creek tributary per Flood Plain Ordinance Chapter 103 Exhibit A.
93. \_\_\_\_ CH 106 Sec 106-5 (7) The local issuing authority may require the permit applicant to post a bond in the form of government security, cash, irrevocable letter of credit, or any combination thereof up to, but not exceeding, \$3,000.00 per acre or fraction thereof of the proposed land-disturbing activity, prior to issuing the permit.

### PLANNING AND ZONING - COVER SHEET REQUIREMENTS

94. \_\_\_\_ Site acreage
95. \_\_\_\_ Disturbed acreage
96. \_\_\_\_ Zoning District(s)
97. \_\_\_\_ List all approval application numbers.



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98. \_\_\_\_ All conditions of zoning or other approvals must be listed on plans.
99. \_\_\_\_ “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:

100. \_\_\_\_ 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.
101. \_\_\_\_ Include a closed boundary survey including:
- Bearing, distances and directions
  - Land lot lines
102. \_\_\_\_ Provide adjacent areas and feature areas such as streams, lakes, residential areas.
103. \_\_\_\_ Delineate and label State waters and Jurisdictional waters and buffers distances must read from wrested vegetation.
104. \_\_\_\_ Delineate disturbed area and label “**limits of disturbance.**”

### PRELIMINARY PLAT:

105. \_\_\_\_ Designate any areas reserved for future phases, future construction.
106. \_\_\_\_ Label current adjoining property owner names and zoning districts
107. \_\_\_\_ Label adjoining subdivision names and phase or unit, lot lines, lot numbers
108. \_\_\_\_ Delineate and label all flood plain, water courses, state waters, jurisdictional waters, and riparian buffers.
109. \_\_\_\_ All approved stream crossings must be perpendicular.
110. \_\_\_\_ Delineate the building envelope including front, rear and exterior setbacks
111. \_\_\_\_ Corner lots: The lot line with less street frontage may be considered the front.
112. \_\_\_\_ Adjust front build line to begin at the minimum lot width 30 FT.
113. \_\_\_\_ Label the proposed square footage of each lot.
114. \_\_\_\_ Delineate and label the location, dimensions, and purpose of all easements.
115. \_\_\_\_ Each lot shall contain an adequate building site outside the limits of any easements.
116. \_\_\_\_ Sec 1113-132B Postal Kiosks: delineate the location(s) and style of mail kiosk. If the design is to provide more than the USPS approved units, i.e., a covered area or structure, setbacks would be requisite.
117. \_\_\_\_ Flag lot must be min 30 ft wide and no more than 200 ft long. Not more than 2 access points shall abut each other.
118. \_\_\_\_ Sec 802 Provide a 20-foot undisturbed buffer along the adjoining property lines in all residential developments.
119. \_\_\_\_ Sec 807 Provide a tree survey. No more than 75 percent of the mature, healthy, existing trees in excess of ten inches





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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. If block survey is provided the study areas must be at a minimum 25 percent of the total project and within disturbance area.

120. \_\_\_\_ Sec 112-37 Subdivision buffers. Each parcel subdivided into more than four parcels shall have a min 20 ft wide vegetation buffer where natural vegetation exists. Where no vegetation exists, a landscape strip with evergreen trees and a solid wooden fence 6 ft in height shall be installed around the entire parcel.
121. \_\_\_\_ Sec 1404 (7) R-6 Multi Family shall provide minimum 25% of the development total land area as landscaped open space.

### PERFORMANCE STANDARDS:

122. \_\_\_\_ Lot width, lot depth
123. \_\_\_\_ Building setbacks
124. \_\_\_\_ Total number of units
125. \_\_\_\_ Density of each phase
126. \_\_\_\_ Zoning buffers
127. \_\_\_\_ Lot Size

### OPEN SPACE:

128. \_\_\_\_ Delineate and label "open space" and specify acreage.
129. \_\_\_\_ Total open space calculations
130. \_\_\_\_ Provide a calculation for each phase as well as the overall project.
131. \_\_\_\_ Open space shall not include impervious materials.

### SANITARY SEWER:

132. \_\_\_\_ 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
133. \_\_\_\_ Georgia Environmental Protection Division review and approval is required.
134. \_\_\_\_ Topographic information must be provided at two-foot contour intervals based on mean sea level datum.
135. \_\_\_\_ Provide plan and profile views of all existing and proposed sanitary sewers. Storm drainage shall be shown on the plan and profile views. Water mains shall be shown in the profile views were crossing the sanitary sewer lines. Minimum separation is eighteen inches vertically. State size, type, percent grade, and length of all pipes between manholes
136. \_\_\_\_ Minimum slopes for sanitary sewer pipes, Maximum slope 15%.
- 0.7% on 8" lines
  - 0.5% on 10" lines



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- 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.

137. \_\_\_\_ All required easements must be dedicated to City of Dawsonville prior to release of final plat.
138. \_\_\_\_ A minimum 20-foot-wide permanent easement is required for all sanitary sewer lines.
139. \_\_\_\_ Manhole inverts shall have a minimum 2/10 of a foot (0.2') drop across the manhole.
140. \_\_\_\_ D.I.P. sanitary sewer pipe is required.
- When the sewer crosses over or under a storm drain or water main
  - For all pipe placed within fill
  - When sewer crosses under a stream or ditch
  - Where cover is greater than 15 feet
141. \_\_\_\_ Minimum cover for sanitary sewers in paved areas is 7 feet. Cover less than 7 feet requires ductile iron pipe.
142. \_\_\_\_ 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.
143. \_\_\_\_ 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 °
144. \_\_\_\_ Space Manholes maximum 400 ft for pipes 15" or smaller
145. \_\_\_\_ Space Manholes maximum 500 ft for pipes 18" or larger
146. \_\_\_\_ Concrete collars are required when the slope is greater than 15-20% and pipe must be ductile iron.
147. \_\_\_\_ 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.
148. \_\_\_\_ Laterals must be shown for each lot with a maximum length of 100 feet. Indicate lateral locations by station from nearest downstream manhole.
149. \_\_\_\_ 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.
150. \_\_\_\_ No more than 4 connections are allowed on sanitary sewer manholes.
151. \_\_\_\_ All service lines connecting to existing sewer lines will be made with manholes.
152. \_\_\_\_ Concrete collars required at ends of aerial sewer crossings.
153. \_\_\_\_ Riprap and filter fabric shall be placed at all creek crossings.
154. \_\_\_\_ 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 watertight covers shall be clearly indicated and detailed.



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- 155. \_\_\_\_ Show bolt down covers on all manholes outside paved areas.
- 156. \_\_\_\_ Profile existing sanitary sewer lines when new construction is proposed within existing sewer easement.
- 157. \_\_\_\_ 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.
- 158. \_\_\_\_ Label pipe types of PVC SDR26 and DIP Class 50 or 350 on profiles.
- 159. \_\_\_\_ Sanitary sewer shall be installed with top of pipe 2' minimum below adjacent creek bottoms. Show creek bottom on profiles, where applicable
- 160. \_\_\_\_ Provide City sanitary sewer details

### **SANITARY SEWER NOTES:**

- 161. \_\_\_\_ Notify City of Dawsonville 24 hours prior to any sewer construction at (706)-265-3256.
- 162. \_\_\_\_ The contractor shall call the Utilities Protection Center "Call Before You Dig", telephone number 1-800-282-7411, before initiating excavation activities
- 163. \_\_\_\_ All work and materials shall conform to current City of Dawsonville standards.
- 164. \_\_\_\_ No deviations from approved drawings are allowed without approval from City of Dawsonville.
- 165. \_\_\_\_ All manholes outside of pavement shall be 1' above grade with bolt-down watertight covers.
- 166. \_\_\_\_ Sewer laterals shall be of same material as sewer main (i.e., DIP, PVC).
- 167. \_\_\_\_ Sewer laterals shall be installed with a 6" clean out, stubbed up 5 ft above grade and capped.
- 168. \_\_\_\_ No fences, structures, trees, or other obstructions are allowed on sanitary sewer easements.
- 169. \_\_\_\_ The developer/contractor is responsible for maintenance and utility locating of all infrastructure until the maintenance bond is released.
- 170. \_\_\_\_ No bury pits allowed within sanitary sewer easements.
- 171. \_\_\_\_ No dumpster pads or pool drain allowed into sanitary sewer system.
- 172. \_\_\_\_ 15' is max depth for PVC sewer, any pipe exceeding 15', whether or not shown on plans, must be installed as DIP.
- 173. \_\_\_\_ All sewer lines to be T.V. tested prior to final plat.
- 174. \_\_\_\_ Sewer lateral clean-outs to be located 1' behind R/W, or on SSE line.
- 175. \_\_\_\_ Where sewer is installed in R/W, backfill must be compacted to 95% proctor.
- 176. \_\_\_\_ Sewer lines shall be Class 50 or 350 DIP (or greater, depending on depth), or SDR-26 PVC.
- 177. \_\_\_\_ Notify city of Dawsonville before flushing sewer line.



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178. \_\_\_\_ Utility contractor shall provide copy of utility license and business license.
179. \_\_\_\_ Contractor shall provide City of Dawsonville a copy of marked up as-builts conditions.
180. \_\_\_\_ Install 10-gauge tracer wire with PVC laterals.
181. \_\_\_\_ PVC bedding shall be minimum 6" of 57 stone under the pipe and extended to top of pipe, DIP bedding shall be min 4" when required.
182. \_\_\_\_ Pressure test shall be 5 PSI for 10 Minutes.
183. \_\_\_\_ Mandrel test shall be 5% inside diameter of pipe.
184. \_\_\_\_ Sanitary sewer manholes shall be vacuum tested. A vacuum pump of 10 inches of mercury shall be drawn and the vacuum pump shut off. With the valves closed, the time shall be measured for the vacuum to drop 9 inches. Testing times shall be taken from ASTM C 1244-93 as amended to date.

### **WATER DISTRIBUTION SYSTEM:**

185. \_\_\_\_ GVS 2"- 4" shall be resilient seated and 2" working nut.
186. \_\_\_\_ Install inline gate valves 1000 ft.
187. \_\_\_\_ Install GV away from source for one-way feed.
188. \_\_\_\_ Install GV each side of tee for two-way feed.
189. \_\_\_\_ Water main Crossing sewer main must have 18" separations.
190. \_\_\_\_ Water mains must have minimum 10 ft horizontal separation from any sewer mains.
191. \_\_\_\_ Approval from the Georgia Environmental Protection Division is required.
192. \_\_\_\_ 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.
193. \_\_\_\_ Fire hydrant spacing per manual and high points, first one= 500' within entrance; residential= 500'; CBD= 300'; IND = 300 ft; city county nonresidential 1000 ft.
194. \_\_\_\_ 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).
195. \_\_\_\_ Provide 24hr water line pressure test for EPD drinking water submittal extension approval.
196. \_\_\_\_ 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.
197. \_\_\_\_ Show water meters for each lot



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198. \_\_\_\_ Show irrigation meter location for any entrances or greenspaces.
199. \_\_\_\_ Water main must be designed to be on the north and east side of streets.
200. \_\_\_\_ 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.
201. \_\_\_\_ Provide water infrastructure details.

### WATER DISTRIBUTION SYSTEM NOTES:

202. \_\_\_\_ Note: Tapping sleeve shall be fabricated type.
203. \_\_\_\_ Note: Notify City of Dawsonville before flushing water lines.
204. \_\_\_\_ 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 Dawsonville Specification.
205. \_\_\_\_ Water service is provided by the City of Dawsonville.
206. \_\_\_\_ The developer/contractor is responsible for maintenance and utility locating of all infrastructure until the maintenance bond is released.
207. \_\_\_\_ All work and materials shall conform to current City of Dawsonville standards.
208. \_\_\_\_ The contractor shall call the Utilities Protection Center "Call Before You Dig", telephone number 1-800-282-7411, before initiating excavation activities.
209. \_\_\_\_ Notify City of Dawsonville. 24 hours prior to any water line construction at (706) 265-3256
210. \_\_\_\_ All water lines shall be Ductile Iron Pipe Class 50 or 350.
211. \_\_\_\_ Water lines shall be installed 5' back of curb.
212. \_\_\_\_ Water lines shall have at least 4 feet of cover or be 4 feet below road grade whichever is greater.
213. \_\_\_\_ Short side services shall be ¾" poly SDR 9 class 200.
214. \_\_\_\_ Long side services shall be 1" poly SDR 9 class 200 in 2" schedule 40 PVC conduits with ¾" wyes at lot corners.
215. \_\_\_\_ Water meters are to be located at right of way line.
216. \_\_\_\_ Fire hydrants are to be 3-way 5-1/4."
217. \_\_\_\_ Fire hydrants must be flow tested prior to final plat to ensure adequate fire flows.
218. \_\_\_\_ Concrete valve markers are to be installed at all valves except at fire hydrants.
219. \_\_\_\_ Concrete blocking shall be placed at all bends, tees, and fittings with 3,000 PSI concrete.



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220. \_\_\_\_ 300 PSI curb stops, corps, and wyes.
221. \_\_\_\_ All valves shall be gate valves.
222. \_\_\_\_ Gate valves over 5' deep shall have stem extensions.
223. \_\_\_\_ No deviations from approved drawings are allowed without approval from City of Dawsonville.
224. \_\_\_\_ Lines shall be pressure tested and disinfected per City of Dawsonville specifications, 200 PSI for 2hrs max 5 psi loss.
225. \_\_\_\_ Utility contractor shall provide copy of utility license and business license.
226. \_\_\_\_ Contractor shall provide City of Dawsonville a copy of marked up as-builts conditions.
227. \_\_\_\_ Install 10 gage tracer wire with poly service lines.
228. \_\_\_\_ Water main pipe shall not be installed until curb and gutter is installed.
229. \_\_\_\_ Plan review fee for water, sewer, storm drainage and infrastructure \$40.00/lot with less than 50 lots and \$1,000.00 minimum or \$25.00/lot with more than 50 lots.
230. \_\_\_\_ Development fee \$20.00 per lot and \$200.00 minimum.
231. \_\_\_\_ Development inspection fee \$500.00.