

**City of Dawsonville**  
**June 18, 2012**  
**Regular Meeting of the Planning Commission**

BJ Farley, Commission Chair, called the June 18, 2012 City of Dawsonville Planning Commission regular meeting to order at 5:31 p.m.

**Present:** Planning Commission Members: B.J. Farley, Ken Breeden, Jimmy Castleberry, Pam Bragg; Staff: Nalita Copeland, Permit Technician; Betty McGehee, Water Billing Clerk:

**Invocation and Pledge:** BJ Farley gave the invocation and led the pledge.

**Next Meeting Date:** BJ Farley announced that the next Planning Commission meeting is scheduled for Monday, July 16, 2012 at 5:30pm at Dawsonville City Hall.

**Approval of the Minutes:** Ken Breeden motioned to approve the April 16, 2012 Planning Commission minutes. Pam Bragg seconded. The minutes were approved unanimously.

**New Business:** The following hearings were heard by the Planning Commission:

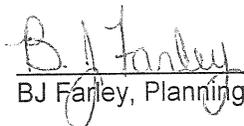
**Public Hearings:**

**Site Plan and Building Plan Review:** Farmington Woods Apartments; located at TMP # 093 041 & 093 042; 2201 Perimeter Road; submitted by TGB Residential.

Byron Arceneaux, project architect, was present to speak on behalf of the applicant. Mr. Arceneaux stated for the record that the 2 parcels, TMP 093 041 and TMP 093 042 have been combined onto one parcel, TMP 093 042. Following some discussion of the issues between the Commission and Byron Arceneaux, BJ Farley asked for a motion. Ken Breeden motioned to recommend approval pending completion of items 1 and 2 of the letter from G Ben Turnipseed Engineers dated June 15, 2012 (see attached exhibit A); Jimmy Castleberry seconded; motion carried unanimously.

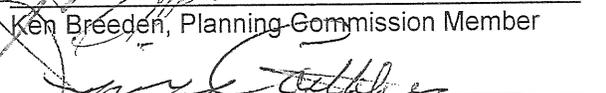
**Adjournment:** With no further business, BJ Farley asked for a motion to adjourn. Jimmy Castleberry motioned to adjourn; Ken Breeden seconded; Motion carried unanimously; Adjournment at 5:45 p.m.

Minutes approved this November 19, 2012.

  
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BJ Farley, Planning Commission Chair

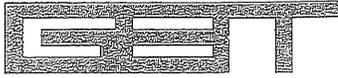
\_\_\_\_\_  
Pam Bragg, Planning Commission Vice-Chair

  
\_\_\_\_\_  
Ken Breeden, Planning Commission Member

  
\_\_\_\_\_  
Jimmy Castleberry, Planning Commission Member

\_\_\_\_\_  
Vacant

Attested:   
\_\_\_\_\_  
Nalita Y Copeland, Planning & Zoning



G. BEN TURNIPSEED ENGINEERS  
*Environmental - Civil - Hydraulic*

2255 CUMBERLAND PARKWAY, BUILDING 400, ATLANTA GA 30339 · 770-333-0700

June 15, 2012

Primus Engineering  
P.O. Box 1523  
Dawsonville, Georgia 30534

Attention: Mr. Byron Arcenaux

Re: City of Dawsonville  
Plan Review – Farmington Woods (72 Units)  
Project No. 833

Gentlemen:

Due to the time sensitive nature of this project, we conditionally approve your plans submitted May 4, 2012, with the following conditions:

1. All necessary state permits and approvals will be obtained prior to construction.
2. All comments from our letter dated June 12, 2012 will be addressed and re-submitted to our office prior to construction.

Sincerely,

G. Ben Turnipseed, Jr.

BTJ:kb

cc: Mrs. Bonnie Warne, City Clerk  
City of Dawsonville



G. BEN TURNIPSEED ENGINEERS

2255 CUMBERLAND PARKWAY, BUILDING 400, ATLANTA GA 30339 · 770-333-0700

June 12, 2012

Mr. Gary Barr, Director of Public Works  
City of Dawsonville  
P.O. Box 6  
Dawsonville, Georgia 30534

Re: City of Dawsonville  
Plan Review – Farmington Woods (72 Units)  
Project No. 833

Dear Mr. Barr:

We have reviewed the submittal received May 9, 2012, prepared by Primus Engineering, Inc. on subject project. The submittal included the following:

1. Construction Plans
2. Sanitary Sewer Lift Station Design
3. Hydrology Study

Prior to approval the following items should be addressed:

1. Provide a 24-hour contact on cover sheet.
2. All easements should be shown and dimensioned on the plans.
3. The developer should provide minimum 50' x 50' site for the proposed pump station. The property should be dedicated to the City of Dawsonville.
4. Shutoff valves shall be located along the water main at intervals not greater than 800 feet.
5. Provide note stating: "Pressure and leak test will be performed in accordance with the latest edition of AWWA Standard C600. Test pressure will be 1.5-times the working pressure but not less than 150-psi, whichever is greater."
6. Provide note stating: "All water mains will be disinfected in accordance with AWWA Standard C651, latest edition."
7. All sewer lines should be ductile iron pipe for one (1) full length of pipe when crossing water lines or storm sewers. These locations should be shown on the profiles.

8. All force mains should be ductile iron pipe for one (1) full length of pipe when crossing water lines or storm sewers. These locations should be shown on the profiles.
9. A detail should be included to show the jointing of ductile iron pipe to PVC pipe.
10. The water service line to the pump station shall be two (2") inch PVC SDR 21 (class 200) conforming to ASTM D-2241 in lieu of one (1") inch copper material.
11. A RPZ backflow preventer is required by Georgia Environmental Protection Division for the pump station water service line and shall be located inside the pump station fence. A detail shall be provided.
12. We recommend the pump station be designed to pump 80 gpm. The submersible pumps shall be capable of passing a minimum solid of three (3") inch and handling unscreened sewage. The proposed pump selection is a grinder pump and does not meet these conditions.
13. The plans show the high water alarm elevation proposed at the same elevation as the inlet invert elevation. We recommend the high water alarm elevation be a minimum one (1') foot below the inlet invert elevation. The distance between all liquid levels should be revised based on the recommended change in design.
14. The force main piping shall be minimum 4-inch diameter.
15. Provide note stating: "Contractor shall install force main to ensure constant positive grade to high point with 4'0 minimum cover unless noted otherwise."
16. Air and vacuum release valves shall be installed at all high points in the force main piping. Force main shall not be installed at depths greater than 6'0 to avoid installation of valves.
17. Provide note stating: "All manholes shall be vacuum tested. All pipes entering the manhole should be plugged, taking care to securely place the plug from being drawn into the manhole. The test head shall be placed and the seal inflated in accordance with the manufacturer's recommendations. A vacuum pump of ten (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 to nine (9") inches. Testing times shall be taken from ASTM C 1244-93, as amended to date."
18. Provide note stating: "In lieu of an infiltration test, the contractor may perform a low-pressure air test. After stabilizing at 4 PSI, the test pressure is 3.5 PSI and may not drop over 1 PSI during the test. Minimum test times for various pipe sizes shall be in accordance with UNI Bell UNI-B-6-90, as amended to date."
19. The following details should be included:
  - a. Bedding Details for all utilities
  - b. Manhole Details
  - c. Manhole Steps
  - d. Encased Crossing Detail
  - e. Air and Vacuum Release Valve and Manhole

Mr. Barr, City of Dawsonville  
Farmington Woods

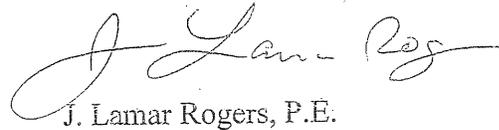
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- f. Force main connection to manhole
  - g. Concrete Blocking Detail
  - h. Fire Hydrant Detail
  - i. Yard Hydrant Detail
  - j. Valve Anchor Detail
  - k. Valve Box and Marker Details
  - l. RPZ backflow preventer
  - m. Pipe Support Detail
  - n. Fence Detail
20. All construction materials and/or manufacturers for storm sewer, sanitary sewer and water must comply with the City of Dawsonville standards and must be approved prior to construction.
21. Shop drawings from the pump manufacturer must be submitted and approved by the City prior to construction.
22. The developer should provide letters of approval from the Georgia Environmental Protection Division for both the water system and sewerage system.
23. The developer should obtain a permit from the Georgia Department of Transportation for all work to be done in the right-of-way

Please provide two (2) sets of plans for review. All comments should be addressed individually in a letter and numbered accordingly.

If you have any questions concerning the above, please call us.

Yours truly,  
**G. BEN TURNIPSEED ENGINEERS, INC.**



J. Lamar Rogers, P.E.

JLR:kb