



BANKS COUNTY COMMERCIAL PHASE I PACKET

150 HUDSON RIDGE, SUITE 4 HOMER, GA 30547 PH: 706-677-4272

New commercial construction in Banks County is a two-phase process. Phase I is the land disturbance and civil engineering phase. The County works hand-in-hand with the GSWCC (Georgia Soil and Water Conservation Commission) to make sure that project supervisors are implementing best practices for erosion control and protection of our soil and water resources. To apply for a Phase I permit, you will need to submit ESC plans to the Planning Office and the GSWCC. The Planning Office will need the completed Phase I application packet and a digital copy of ESC plans as well as a civil site plan emailed to PlanningOffice@co.banks.ga.us. Please contact GSWCC for their submission process.

The following items should be included in your application packet:

- Completed Phase I application
- One (1) copy set of GSWCC approved ESC plans (stamped by GSWCC)
- GSWCC Level 1A certification (Blue Card)
- Notice of Intent (NOI)
- One (1) copy set of civil site plan
- Recorded deed of property
- Recorded plat of property

Once we have received your completed packet, we will apply for your 911 address and set up a land disturbance meeting with our Soil and Erosion specialist. LD permits will be issued at the close of that meeting.



COMMERCIAL Phase I- Civil/Land Dist. APPLICATION

Building Inspection Office
150 Hudson Ridge, Suite 4
Homer, Georgia 30547
Office: 706.677.4272
www.bankscountyga.org

Permit # _____

Map/Parcel # _____

Acreage _____

Property Owner _____ Phone # _____

Business Name _____

Construction Address _____

Job Superintendent _____ Phone # _____

Proposed use of land and description of project: _____

Grader _____ Phone # _____

GSWCC 1A Cert # _____ Exp. _____

GSWCC stamped plans received in office on ____/____/____ GSWCC fee paid? Y N

Acreage to be disturbed _____ Water on property? Y N

The undersigned hereby certifies that the person and/or entity listed above is the owner of the property described above, that all information contained in this application is true and correct, and that the applicant listed above is authorized to act in the pursuit of this application. The undersigned agrees to comply fully with all requirements for a land disturbing activity/grading permit as set forth in the zoning resolution of Banks County and the Banks County soil and erosion and sedimentation control ordinance and to comply with all other provisions of those ordinances and all other applicable laws rules and regulations. The undersigned agrees to adhere to all minimum standards for erosion and sedimentation control and/or the E & S plan as submitted.

Applicant

Date

Please submit ESC Plans to GSWCC for review. Send this application and a digital set of both ESC plans and civil site plan to PlanningOffice@co.banks.ga.us

Civil Plan Checklist

- Cover sheet showing a location map, a project name, owner name and contact information, street address, lot & block, location map, engineer, surveyor, and drawing index
- Site Plan: Property lines, building pad with dimensions to property lines, building pad elevation relative to road elevation, existing and proposed easements, driveway, existing road type of pavement, type of existing curb, sidewalk, north arrow, graphic scale
- Closest fire hydrant location, location for power company transformer, fire access road, fire apparatus access road or dead-end fire apparatus turn around, and location of key box (Knox box)
- Utility Plan: water and sewer service locations
- Street Light and Signage Plan
- Parking Lot: number of parking spaces provided and number required, dimensions of parking spaces and aisles, loading spaces, if required, external street connectivity. Show ingress and egress points to streets or other property, total impervious surface area (including gravel parking lots), location, size and number of dumpster pads, location and dimensions of fire lanes
- Landscaping and Fencing
- Erosion Control Plan (Grading Plan showing proposed direction of runoff flow, highpoints, lowpoints, swales, berms, discharge point, existing and proposed contours, street elevation, ditch elevation (if applicable), proposed finished floor elevation)
- Drainage Study showing existing and proposed runoff rates and design points, direction of runoff flow, highpoints, lowpoints, swales, berms, discharge points, storm drain calculations, inlet calculations, culvert calculation, ditch calculations, retention ponds, etc