



City of Dawsonville
 P.O. Box 6, 415 Highway 53 East Suite 100
 Dawsonville, Georgia 30534
 Phone: (706)265-3256
www.dawsonville-ga.gov

**Final Plat Review
 Checklist**

Date: _____

Development Name: _____

Unit Types: _____

Zoning: _____ TMP: _____ Total # Acres: _____ Total # Lots: _____

Setbacks: Front: _____ Side: _____ Rear: _____

Engineer/Surveyor/Designer Company: _____

Contact Name: _____ Phone: _____ Fax: _____

- _____ Owner's name, address, telephone number and fax number
- _____ Developer's name, address, telephone number and fax number
- _____ Engineer's/Surveyor's name, address, telephone number and fax number
- _____ Stamp and signature of Engineer and/or Surveyor
- _____ Date of plat and revisions and date of survey
- _____ Caption information (County, Land Lot, District and Subdivision)
- _____ Name of subdivision and streets, with its acreage
- _____ Location map
- _____ North Arrow, graphic scale and legend
- _____ Graphic scale, not smaller than 1" = 100'
- _____ Sheet size not larger than 17" x 22"
- _____ Rezoning Case # and associated Conditions
- _____ Adjoining property zoning districts (Online City Zoning Map: www.dawsonville-ga.gov in planning dept. tab)
- _____ Adjoining property owner's name, plat book and page #
- _____ Conform to Preliminary Plat
- _____ Density of subdivision
- _____ Bearings and distances to nearest existing street lines or benchmarks or other permanent monuments (not less than two), accurately described
- _____ Municipal, County and Land Lot lines accurately tied to the lines of the subdivision by distance and angles when such lines traverse or are reasonably close to the subdivision
- _____ Exact boundary lines of the tract, determined by a field survey or an undisputed corner giving distances to the nearest one-hundredth foot, angles to the nearest second, balanced and closed within an error not to exceed 1:15000 feet
- _____ Location, width and names of all adjoining streets and alleys within and immediately adjoining the subdivision, together with public easements and ROW (Right of Way)
- _____ Street names approved by 911
- _____ Street centerlines existing and proposed showing angles of deflection, angles of intersection, radii and lengths of tangent, and ROW width, Width appropriate to Major Thoroughfare Plan
- _____ Lot lines with dimension to the nearest one-tenth foot and bearings
- _____ Square footage of each lot

- _____ Minimum front yard building setbacks shown graphically, side and rear setbacks in notes
- _____ Lots numbered in numerical order starting on right-hand side
- _____ Location, dimensions and purposes of any public utilities and easements
- _____ Location, dimensions and purposes of any areas to be reserved or dedicated for public use
- _____ Accurate location, material and description of monuments and markers
- _____ Street address for each lot
- _____ Minimum street frontage for each lot (75')
- _____ Minimum lot width at building line
- _____ Minimum lot size (acre)
- _____ Zoning Buffers required, state if none
- _____ Any HLP (House Location Plan) or RDP (Road Drainage Plan) (if applicable)
- _____ Phase lines (if applicable)
- _____ Total Open Space (if applicable)
- _____ Show minimum stream bank buffer(s) (50' trout streams, 25' others), or note that no streams exist within 50' of property lines
- _____ Note that property lies/does not lie within a flood hazard area as per FEMA
- _____ If in flood plain, statement that no structure to have finished floor area lower than 3 feet above flood elevation
- _____ If in flood plain, show location and mean sea level
- _____ Location and extent of detention pond and easements together with certified field run topographic plan of detention area and a revised Hydrology Study to verify the required detention storage and outflow rates
- _____ Statement of any private covenants directly on the plat, state if none
- _____ Surveyor's Certification
- _____ Surveyor's Statement
- _____ Owner's Acknowledgement
- _____ Owner's Declaration
- _____ Health Department Certification and stamp signature (if applicable)
- _____ Final Plat Approval
- _____ Final Plat Certification
- _____ Public Notice – Drainage Easements
- _____ Landscape Certification (if applicable)
- _____ Private Roads Notes 1, 2 & 3 (if applicable)
- _____ Third Party Report on road construction (if applicable)
- _____ Utilities are installed as per drawing
- _____ All areas within clearing limits are stabilized as per plans
- _____ Maintenance bond on file for Road & Storm Water, Detention (as per Ordinance)

Comments: _____

_____ This checklist is established for use by the City of Dawsonville Planning Department as a reference tool. Please refer to the Development Regulations Ordinance & the Storm Water Ordinance for more information. www.dawsonville-ga.gov