

**AGENDA**  
**CITY COUNCIL SPECIAL CALLED MEETING**  
**G.L. Gilleland Council Chambers on 2<sup>nd</sup> Floor**  
**Monday, March 24, 2025**  
**5:00 P.M.**

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1. Call to Order
2. Roll Call
3. Invocation and Pledge
4. Approval of the Agenda
5. Public Input
6. Consideration of Final Plat for Thunder Ridge Phase 2

Executive Session, If Needed: Pending or Potential Litigation, Real Estate Acquisition and/or Personnel

Adjournment

***The next regularly scheduled meeting will be held on Monday, April 7, 2025.***

*Those persons with disabilities who require reasonable accommodations in order to allow them to observe and/or participate in this meeting or who have questions regarding the accessibility of the meeting should contact the Clerk at Dawsonville City Hall at 706-265-3256 at least two (2) business days prior to the meeting.*



DAWSONVILLE CITY COUNCIL  
EXECUTIVE SUMMARY FOR  
AGENDA ITEM # 6

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SUBJECT: **CONSIDERATION OF FINAL PLAT FOR THUNDER RIDGE PHASE 2**

CITY COUNCIL MEETING DATE: 03/24/2025

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PURPOSE FOR REQUEST:

**REQUEST TO APPROVE THE FINAL PLAT FOR THUNDER RIDGE PHASE 2 FOR RECORDING;  
LOCATED AT TMP 084 003 WITHIN THE THUNDER RIDGE SUBDIVISION.**

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HISTORY/ FACTS / ISSUES:

- **DEVELOPMENT MEETS THE LAND DEVELOPMENT REGULATIONS. DEPARTMENT HEADS AND CITY ENGINEER HAVE SIGNED THE FINAL PLAT**
  - **CITY ATTORNEY IS REVIEWING THE BONDS RECEIVED ON 03/17 AND WILL REPORT ON DEFICIENCIES OR ISSUES IF ANY**
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OPTIONS: APPROVE, DENY OR POSTPONED

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**RECOMMENDED SAMPLE MOTION:**

**PLANNING DEPARTMENT RECOMMENDS APPROVAL CONTINGENT ON CITY ATTORNEY REVIEW; ALL ITEMS REQUIRED BY THE ORDINANCE HAVE BEEN MET**

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DEPARTMENT: Planning and Zoning

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REQUESTED BY: Stacy Harris, Planning & Zoning Department

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# FINAL PLAT

for

## THUNDER RIDGE

### SUBDIVISION PHASE 2

Land Lots 575 & 582  
4th District, 1st Section  
Dawson County, Georgia  
Parent Parcel 084 003

**GENERAL NOTES**

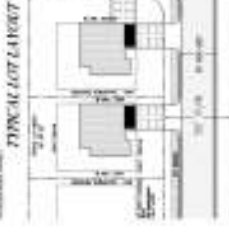
- All dimensions are given in feet and inches.
- All bearings are given in degrees, minutes, and seconds.
- All angles are given in degrees and minutes.
- All distances are given in feet and inches.
- All bearings and distances are given in standard form.
- All bearings are given in standard form.
- All distances are given in standard form.
- All bearings and distances are given in standard form.
- All bearings are given in standard form.
- All distances are given in standard form.

**PLANNING AND DESIGN**

- PROFESSIONAL ENGINEER: [Signature]
- PROFESSIONAL SURVEYOR: [Signature]
- PROFESSIONAL LAND SURVEYOR: [Signature]

**CITY OF DAWSONVILLE NOTES**

- The applicant shall obtain all necessary permits from the City of Dawsonville.
- The applicant shall provide a copy of this final plat to the City of Dawsonville.
- The applicant shall provide a copy of this final plat to the County Board of Commissioners.
- The applicant shall provide a copy of this final plat to the State Board of Titles.
- The applicant shall provide a copy of this final plat to the State Board of Elections.



PARAMETER	VALUE
AREA (sq. ft.)	150,000
PERMITS	150,000
ADDITIONAL	150,000
ADDITIONAL	150,000
ADDITIONAL	150,000
ADDITIONAL	150,000
ADDITIONAL	150,000

**WATER & SEWER NOTES**

- All water and sewer lines shall be installed in accordance with the local code.
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**SEWERAGE ASSOCIATION NOTES**

- The applicant shall provide a copy of this final plat to the Sewerage Association.
- The applicant shall provide a copy of this final plat to the Sewerage Association.
- The applicant shall provide a copy of this final plat to the Sewerage Association.

**RIGHT DISTANCE CERTIFICATION**

1. The undersigned hereby certifies that the plat and plat map are correct and true to the original survey as shown on the attached plat map and that the same conform to the requirements of the Georgia Surveying Law of 1948, as amended.

DECEMBER 16, 2024

[Signature]

**STORMWATER MANAGEMENT CERTIFICATION**

1. The undersigned hereby certifies that the stormwater management plan is correct and true to the original survey as shown on the attached plat map and that the same conform to the requirements of the Georgia Stormwater Management Code of 2008, as amended.

DECEMBER 16, 2024

[Signature]

**FINAL REGISTERED LAND SURVEYOR'S CERTIFICATE**

1. I, the undersigned, hereby certify that the plat and plat map are correct and true to the original survey as shown on the attached plat map and that the same conform to the requirements of the Georgia Surveying Law of 1948, as amended.

DECEMBER 16, 2024

[Signature]

**OWNER'S CERTIFICATE**

1. We, the undersigned, hereby certify that we are the owners of the land described in this plat and that we have read and approved the contents of this plat and the plat map.

DECEMBER 16, 2024

[Signature]

**APPROVAL CERTIFICATE**

1. We, the undersigned, hereby certify that we are the members of the Board of Commissioners of Dawson County and that we have approved this plat and the plat map.

DECEMBER 16, 2024

[Signature]



**DRAWING INDEX**

DATE	REVISION
12/16/24	ISSUE FOR CONSTRUCTION
12/16/24	ISSUE FOR CONSTRUCTION
12/16/24	ISSUE FOR CONSTRUCTION
12/16/24	ISSUE FOR CONSTRUCTION

**COVER**

SH.1 of 4

**THUNDER RIDGE - PHASE 2**

ROBBIE HENDERSON

DECEMBER 16, 2024

DECEMBER 16, 2024

DECEMBER 16, 2024

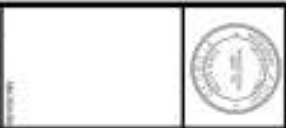
DECEMBER 16, 2024

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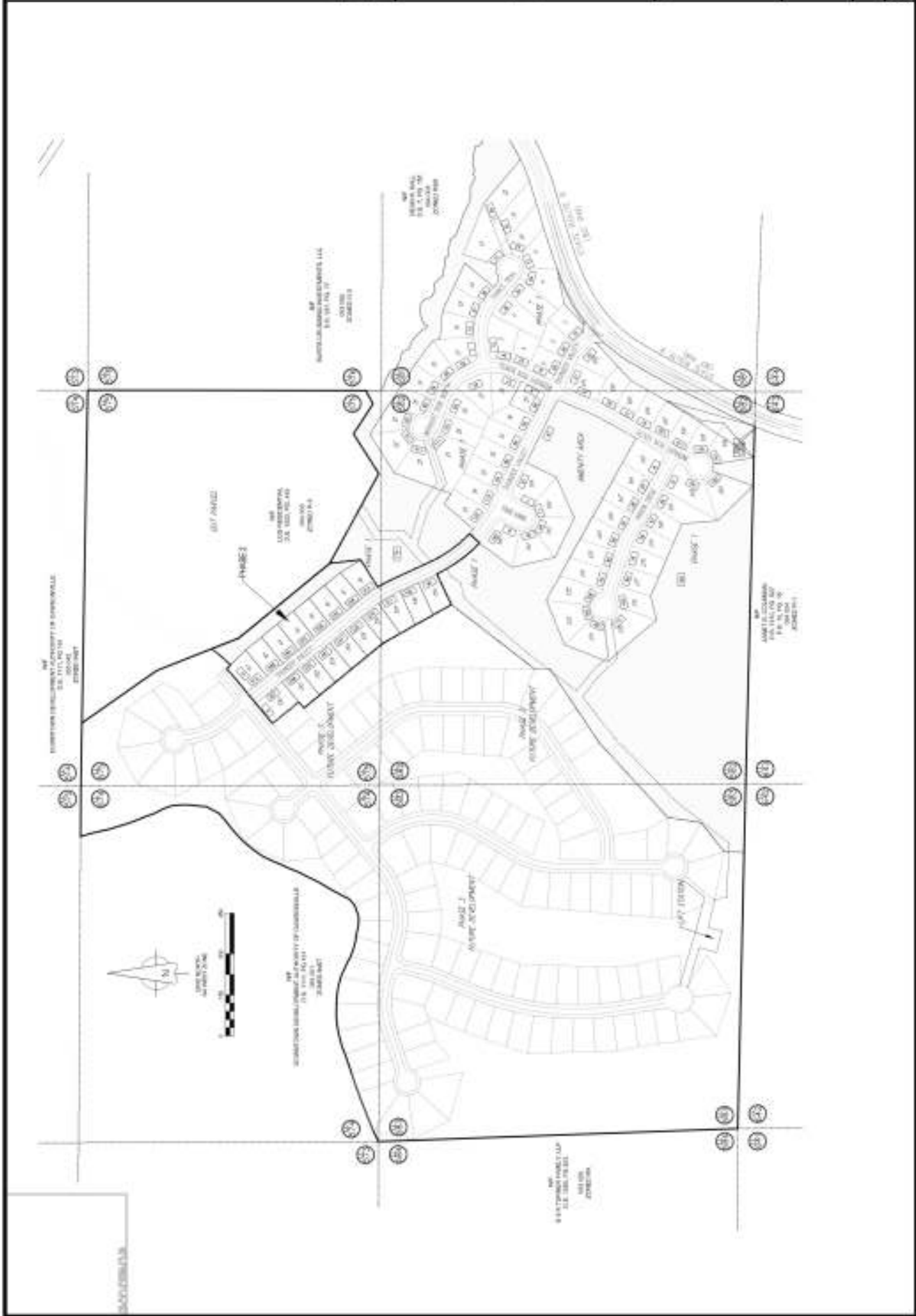
DECEMBER 16, 2024

DATE: 04/21/2017	BY: [Signature]	SCALE: AS SHOWN
PROJECT: THUNDER RIDGE - PHASE 2	CLIENT: [Signature]	DATE: 04/21/2017
PROJECT: THUNDER RIDGE - PHASE 2	CLIENT: [Signature]	DATE: 04/21/2017


**ROBBIE HENDERSON**  
 ARCHITECTS & PLANNERS  
 10101 W. 10th Street, Suite 100  
 Denver, CO 80231  
 Phone: 303.733.8888  
 Fax: 303.733.8889  
 www.robbiehenderson.com



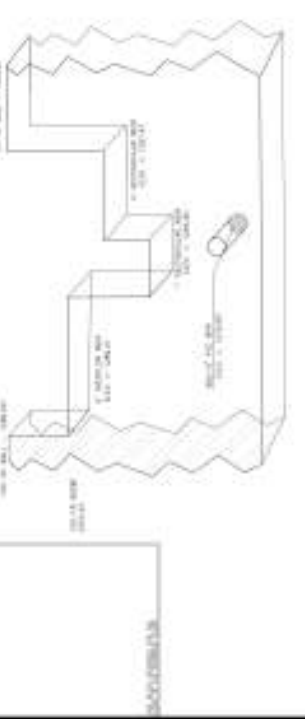
OVERALL  
 PLAT  
**SH.2 OF 4**





**ROBBIE HENDERSON**  
Professional Engineer  
Professional No. 18922  
Tennessee  
Member of the National Society of Professional Engineers  
BASIC PROFESSIONAL DESIGN LICENSE #18922-10-0010  
RENEWED 10/10/10  
RENEWAL DATE 10/10/13

THUNDER RIDGE - PHASE 2



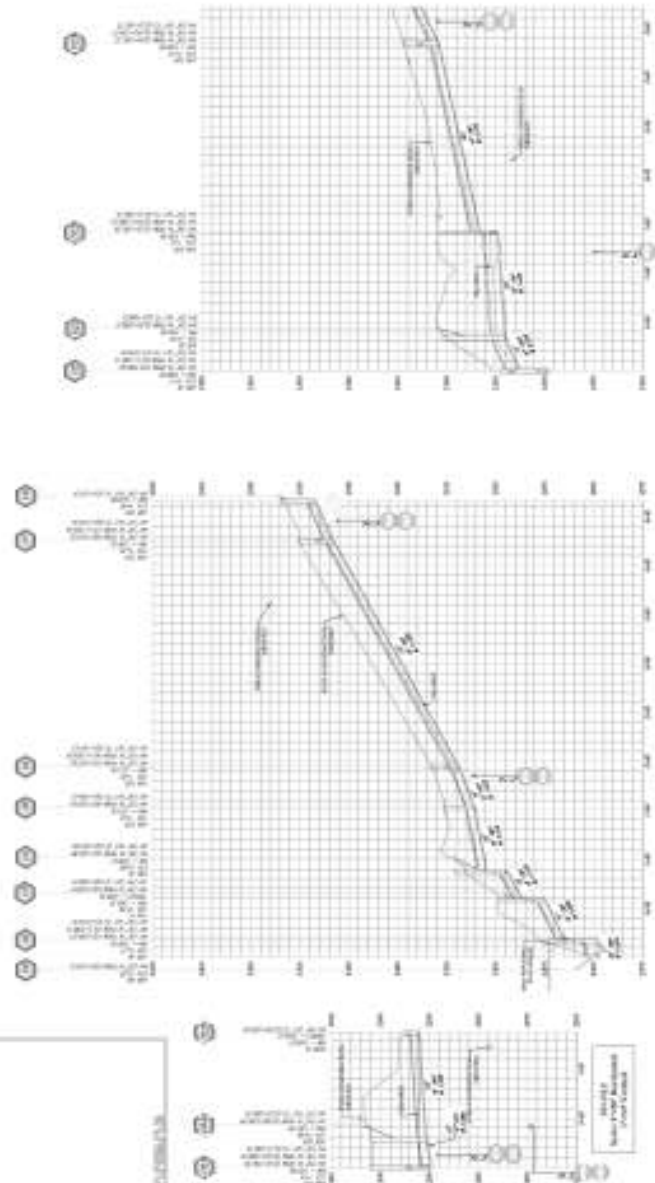
**Pond No. T - POND 1A2B**  
**Pond Data**

Current Volume (cu yds) 5480  
Current Capacity (cu yds) 5480

Stage #	Volume (cu yds)	Surface Area (sq ft)	Free Storage (cu yds)	Transition (cu yds)
1	174.30	10,241	174.30	0
2	174.30	5,242	348.60	0
3	348.60	3,122	522.90	0
4	522.90	2,123	697.20	0
5	697.20	1,488	871.50	0
6	871.50	1,117	1,045.80	0
7	1,045.80	910	1,220.10	0
8	1,220.10	770	1,394.40	0
9	1,394.40	670	1,568.70	0
10	1,568.70	590	1,743.00	0
11	1,743.00	530	1,917.30	0
12	1,917.30	480	2,091.60	0
13	2,091.60	440	2,265.90	0
14	2,265.90	400	2,440.20	0
15	2,440.20	370	2,614.50	0
16	2,614.50	340	2,788.80	0
17	2,788.80	310	2,963.10	0
18	2,963.10	290	3,137.40	0
19	3,137.40	270	3,311.70	0
20	3,311.70	260	3,486.00	0
21	3,486.00	250	3,660.30	0
22	3,660.30	240	3,834.60	0
23	3,834.60	230	4,008.90	0
24	4,008.90	220	4,183.20	0
25	4,183.20	210	4,357.50	0
26	4,357.50	200	4,531.80	0
27	4,531.80	190	4,706.10	0
28	4,706.10	180	4,880.40	0
29	4,880.40	170	5,054.70	0
30	5,054.70	160	5,229.00	0
31	5,229.00	150	5,403.30	0
32	5,403.30	140	5,577.60	0
33	5,577.60	130	5,751.90	0
34	5,751.90	120	5,926.20	0
35	5,926.20	110	6,100.50	0
36	6,100.50	100	6,274.80	0
37	6,274.80	90	6,449.10	0
38	6,449.10	80	6,623.40	0
39	6,623.40	70	6,797.70	0
40	6,797.70	60	6,972.00	0
41	6,972.00	50	7,146.30	0
42	7,146.30	40	7,320.60	0
43	7,320.60	30	7,494.90	0
44	7,494.90	20	7,669.20	0
45	7,669.20	10	7,843.50	0
46	7,843.50	0	8,017.80	0
47	8,017.80	0	8,192.10	0
48	8,192.10	0	8,366.40	0
49	8,366.40	0	8,540.70	0
50	8,540.70	0	8,715.00	0

**LEGEND**

- 1. ALL SHADING SHALL BE IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF REVENUE'S REQUIREMENTS FOR POND DETENTION BASINS.
- 2. CONCRETE SHALL BE PER S.A.12.
- 3. WOODEN WALL SHALL BE PER S.A.13.
- 4. ALL WALLS SHALL BE 18" THICK UNLESS OTHERWISE NOTED.
- 5. ALL WALLS SHALL BE REINFORCED WITH 18" x 18" RC.
- 6. ALL WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD AND PAINTED.
- 7. ALL WALLS SHALL BE FINISHED WITH 2" POLYURETHANE INSULATION AND PAINTED.
- 8. ALL WALLS SHALL BE FINISHED WITH 4" POLYURETHANE INSULATION AND PAINTED.
- 9. ALL WALLS SHALL BE FINISHED WITH 8" POLYURETHANE INSULATION AND PAINTED.
- 10. ALL WALLS SHALL BE FINISHED WITH 16" POLYURETHANE INSULATION AND PAINTED.
- 11. ALL WALLS SHALL BE FINISHED WITH 32" POLYURETHANE INSULATION AND PAINTED.
- 12. ALL WALLS SHALL BE FINISHED WITH 64" POLYURETHANE INSULATION AND PAINTED.
- 13. ALL WALLS SHALL BE FINISHED WITH 128" POLYURETHANE INSULATION AND PAINTED.
- 14. ALL WALLS SHALL BE FINISHED WITH 256" POLYURETHANE INSULATION AND PAINTED.
- 15. ALL WALLS SHALL BE FINISHED WITH 512" POLYURETHANE INSULATION AND PAINTED.
- 16. ALL WALLS SHALL BE FINISHED WITH 1024" POLYURETHANE INSULATION AND PAINTED.
- 17. ALL WALLS SHALL BE FINISHED WITH 2048" POLYURETHANE INSULATION AND PAINTED.
- 18. ALL WALLS SHALL BE FINISHED WITH 4096" POLYURETHANE INSULATION AND PAINTED.
- 19. ALL WALLS SHALL BE FINISHED WITH 8192" POLYURETHANE INSULATION AND PAINTED.
- 20. ALL WALLS SHALL BE FINISHED WITH 16384" POLYURETHANE INSULATION AND PAINTED.



Sheet 1 of 4  
Sheet 2 of 4  
Sheet 3 of 4

NO. 00021000  
EXPIRES 12/31/2018  
STATE OF MISSISSIPPI

NO. 00021000  
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