



City of Dawsonville

PRELIMINARY PLAT 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) and name of subdivision.
2. _____ Add note: "All improvements to conform with City of Dawsonville Construction Standards and Specifications, latest edition."
3. _____ 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."
4. _____ 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.
5. _____ Existing and proposed width of right-of-way on any existing streets.
6. _____ Indicate street maintenance as city of Dawsonville or private.
7. _____ Provide 2 sets of plans.
8. _____ Vicinity map.
9. _____ North arrow.
10. _____ Seal and signature of registered professional engineer or registered land surveyor on all sheets.
11. _____ Topographic map with all elevations referenced to mean sea level and a contour interval equal to 2 feet and all finish contours.
12. _____ Graphic scale, not smaller than 1" = 100.
13. _____ Benchmark used. Show location and elevation on plans.
14. _____ Plan and profile of all streets on a scale no smaller than 1" = 100 horizontally and 1" = 10' vertical.
15. _____ Origin of survey.
16. _____ All boundaries with bearing and distances shown.
17. _____ Provide encroachment agreement for offsite work.
18. _____ Label all structures as either existing or proposed and provide finish floor elevation(s).
19. _____ Show proposed unit or phase lines if applicable.



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ENTRANCE(S):

20. ____ 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.
21. ____ Subdivision with 51-124 contiguous lots must have minimum two means of street access and may require traffic study.
22. ____ 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 (TBD per Planning/Zoning Directors)

23. ____ 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.
24. ____ Plan view of existing city road fronting property with centerline and pavement width.
25. ____ Per 109-48 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% curbed streets.
26. ____ Turning lanes shall be required by the City to meet projected traffic demand and/or safe operations.
27. ____ Maximum length of dead-end street shall be 1,500 feet.
28. ____ Show 5 FT wide sidewalks both sides of interior streets and entire length of property front that abuts existing roads.
29. ____ Note: Street light shall be provided at each intersection and not exceeding 150 ft along streets.
30. ____ Acreage of all off-site drainage areas contributing to flow through the project. Show on plans or note if there is no off-site drainage.
31. ____ Minimum 20' storm drainage easement on all storm drain pipes, drainage swales and water courses receiving off-site drainage.
32. ____ Minimum 20' drainage/access easement from public right-of-way required for all stormwater facilities.
33. ____ Verify no construction within Flat Creek and Shoal Creek tributary per Flood Plain Ordinance Chapter 103 Exhibit A.
34. ____ 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

35. ____ Site acreage
36. ____ Disturbed acreage



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37. ____ Zoning District(s)
38. ____ List all approval application numbers.
39. ____ All conditions of zoning or other approvals must be listed on plans.

PLAN REQUIREMENTS:

40. ____ Include a closed boundary survey including:
 - Bearing, distances and directions
 - Land lot lines
41. ____ Provide adjacent areas and feature areas such as streams, lakes, residential areas.
42. ____ Delineate and label State waters and Jurisdictional waters and buffers distances must read from wretched vegetation.
43. ____ Delineate disturbed area and label “**limits of disturbance.**”

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44. ____ Designate any areas reserved for future phases, future construction.
45. ____ Label current adjoining property owner names and zoning districts
46. ____ Label adjoining subdivision names and phase or unit, lot lines, lot numbers
47. ____ Delineate and label all flood plain, water courses, state waters, jurisdictional waters, and riparian buffers.
48. ____ All approved stream crossings must be perpendicular.
49. ____ Delineate the building envelope including front, rear and exterior setbacks
50. ____ Corner lots: The lot line with less street frontage may be considered the front.
51. ____ Adjust front build line to begin at the minimum lot width 30 FT.
52. ____ Label the proposed square footage of each lot.
53. ____ Delineate and label the location, dimensions, and purpose of all easements.
54. ____ Each lot shall contain an adequate building site outside the limits of any easements.
55. ____ 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.
56. ____ 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.
57. ____ Sec 802 Provide a 20-foot undisturbed buffer along the adjoining property lines in all residential developments.
58. ____ Sec 807 Provide a tree survey. No more than 75 percent of the mature, healthy, existing trees in excess of ten inches DBH shall be cut, damaged or destroyed. Provided, however, that additional trees may be removed upon approval



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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. Acceptable method for calculation of this provision to be determined as part of preliminary plat approval.

59. ____ 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.
60. ____ Sec 1404 (7) R-6 Multi Family shall provide minimum 25% of the development total land area as landscaped open space.

PERFORMANCE STANDARDS:

61. ____ Lot width, lot depth
62. ____ Building setbacks
63. ____ Total number of units
64. ____ Density of each phase
65. ____ Zoning buffers
66. ____ Lot Size

OPEN SPACE:

67. ____ Delineate and label "open space" and specify acreage.
68. ____ Total open space calculations
69. ____ Provide a calculation for each phase as well as the overall project.
70. ____ Open space shall not include impervious materials.

SANITARY SEWER:

71. ____ Georgia Environmental Protection Division review and approval is required.
72. ____ Topographic information must be provided at two-foot contour intervals based on mean sea level datum.
73. ____ A minimum 20-foot-wide permanent easement is required for all sanitary sewer lines.
74. ____ 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.

SANITARY SEWER/WATER/FEE NOTES:

75. ____ Water mains must have a minimum of 10 ft horizontal separation from any sewer mains.
76. ____ Approval from the Georgia Environmental Protection Division is required.



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77. ____ Water service is provided by the City of Dawsonville or _____.
78. ____ Plan review fee for water, sewer, storm drainage and infrastructure: \$40.00 per lot (< 50 lots \$1,000.00 minimum) or \$25.00 per lot (> 50 lots).
79. ____ Development fee \$20.00 per lot (\$200.00 minimum).