



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