PROJECT: **DATE:**

Z A # :

C o ver Sh e et R e q u i r e m en t s :

Specify proposed name of subdivision and development stage

Name(s) of Developer(s)/Owner(s)

Engineer's/surveyor's name

Engineer or surveyor stamp

Certificates and signatures

☐ Surveyor

☐ Owner

☐ Certificate of Planning and Development approval:

Private Streets

☐ Label private streets

☐ Certifications

County/ Land Lot / District

Minimum heated floor area per dwelling unit

Lot width

Lot size

Building setbacks

Maximum lot coverage

Maximum permitted height - date of plan and/or revision

Provide a vicinity map drawn to scale showing the position of the site with principal roads

NOTES IN BOLD: Add the following notes on the cover sheet.
"A minimum of two trees, at least two inches in diameter, shall be planted or preserved on each individual lot prior to the issuance of a certificate of occupancy. Roots within the dripline area of preserved trees shall remain undisturbed or the tree cannot be counted as a required tree"

'Street trees shall be at least two inches in diameter at the time of planting. The quantity of trees shall be equivalent to one tree per 50 linear feet of street for both sides of the street. Trees shall not be planted in the right-of-way"

<u>**Plat**</u>:

Provide a box of not less than three (3) inches square in the upper left-hand corner which shall be reserved for the clerk to append filing information *OCGA 15-6-67(b)3.*
Each sheet will contain a title block with the name of the project, graphic scale, and north arrow

Plan:
Provide an overall plan indicating all phases of the development; areas reserved for future phases
Label current adjoining property owner names, zoning districts and Parcel numbers
Label adjoining subdivision names and phase or unit, lot lines, lot numbers
Delineate and label State waters: 50'foot undisturbed vegetative buffer measured from top of bank.
Delineate and label the exterior setback for for commercial parcels (*as applicable*)
Delineate and label all zoning buffers as specified by zoning stipulations
All approved utility or access crossings **must** be perpendicular
Delineate proposed boundaries including:

- ☐ Bearings, distances and directions
- ☐ Reference to PINS
- ☐ Street rights-of-way
- ☐ Lot lines and dimensions

Delineate and label the building envelope for each lot including front, side, rear, and corner lot setbacks.

Lots numbered in numerical order; blocks alphabetically

Flood Plain notes – *Finished Floor area requirement if applicable*

Label the square footage of each lot

Label the acreage of each lot

Lots must conform to minimum access standards

Delineate and label the location, dimensions, and purpose of <u>all</u> easements

Incorporate <u>specific</u> zoning stipulations requirement into plat; call out a reference to zoning stipulation(s)
Delineate and label pavement widths

Delineate and label the location of sidewalks

Street names as approved by the GIS Department

Postal kiosk must not be located within the R.O.W.

Show location of street entrance monument sign(s) and provide an easement if not in a common area:

- o Monuments must be setback 10' from the proposed right-of-way and constructed in accordance with the Dawson County Sign Ordinance and will require a sign permit and a building permit.
- o Landscaping must be in place prior to the approval of a Final Plat

Provide the following for each phase and project total:

Total Acreage
Total number of units
Density
Total acreage in road R/W or utility easement if private roads
Total acreage in lots
Open Space

Open Space and Common Areas:

Provide a calculation for each phase as well as the overall project

Stormwater areas may not be included as a part of open space and common area

Total common area calculations

Provide a calculation for each phase as well as the overall project

Delineate and label "open space" specify acreage and square footage

Delineate and label "common areas", specify acreage and square footage

Note: Residential subdivisions shall provide for and maintain landscape plantings on-site as set forth below in the following circumstances: no-access easements that are by the land use resolution along the line of double frontage lots abutting upon a major thoroughfare; and As required by a condition of zoning, special use, modification, variance or waiver approval.
In accordance with the above, screening shall be as follows:
a. Planted with a single line of evergreen trees at least six feet in height and spaced no greater than ten feet apart;
b. Contain a solid or decorative fence at least four feet in height; or
c. Contain such other landscaping treatment or grade changes that will produce a partial screening effect as authorized by the director.

Russell Creek Reservoir - property must also comply with the following restrictions:

1.   All such lots are to be at least 50,000 square feet in area.
2.   Such lots generally have a minimum depth of at least 400 feet. However, up to ten percent of such lots may vary from this standard, provided that compliance with the standard would pose a unique hardship due to the configuration of the reservoir property and the average depth of nearly all such lots is 400 feet or greater.
3.   All such lots shall have a permanent 150-foot protection buffer adjoining the reservoir property. No septic tanks, septic tank absorption field, related structure or feature, substantial structure, or other feature that may adversely impact the reservoir may occupy any portion of this 150-foot buffer. Additionally, this area should be a natural vegetated buffer.

Dawson County requires CAD drawings for final plats and as-built drawings to be submitted in a specific digital format and a metadata file describing the CAD drawings. (This includes revisions of approved plans.) In addition, GIS requires tabular information describing Stormwater and Sewer features. These should accompany a PDF of the project. These requirements are in addition to hard-copy submission requirements.