

Dalton – Whitfield Planning Office

Final plat specifications: The final plat shall be prepared by a Georgia Registered Land Surveyor. If a professional engineer, licensed to practice in Georgia, shall contribute to the plat, then appropriate seals shall be shown. The plat shall be drawn at a scale appropriate to show details but no smaller than 200 feet to one inch. The plat shall be drawn in permanent ink on reproducible material upon a sheet or sheets not exceeding 17 by 22 inches, in compliance with Georgia law, and unless specifically waived, in whole or in part by the Whitfield County Building, Zoning, and Development Department, shall include:

1. The name of the subdivision and road names;
2. The name, address, and telephone number of the person to be notified of action;
3. The name, address, seal, and license number of the registered land surveyor; the original signature of the surveyor shall be across the seal for the plat to be valid; also, if a professional engineer participated in the development of the plat, the name, address, seal, and license number of such professional engineer shall be placed thereon;
4. The date of the plat drawing, graphic scale, north point, notation as to the reference of bearings to magnetic, true north, or grid north and indication whether bearings shown are calculated from angles turned or taken from compass readings;
5. The location of the parcel land district and land lot giving total acreage being subdivided, total number of lots created and total length of new roads within the development;
6. A general location map at a scale not less than one inch equals 1,000 feet, showing the relationship of the plat to other existing roads and properties in Whitfield County;
7. The index map where more than one sheet is required to present the plat; [Note: multiple sheets shall each be named to conform with the title sheet and designated for example: 1 of 3, 2 of 3, and 3 of 3];
8. Identify the point of beginning (POB) tied to the nearest existing road intersection or nearest land lot line or district line;
9. Exact boundary lines and zoning classifications, of the parcel shall be in compliance with the Georgia Plat Act, O.C.G.A. § 15-6-67;
10. City, county or land lot lines accurately tied to the lines of the subdivision by distance and angles when such lines traverse the subdivision;

11. Road centerlines, showing angles of deflection and standard curve data of intersection, radii, length of tangents and arcs, and degree of curvature;
12. Lot lines with dimensions to the nearest one-hundredth foot, and bearings to the nearest minute, arcs, and chords and tangent to radii of rounded corners;
13. The location and dimension of all approved exempted access easements;
14. Front and rear structure or building setback lines; side setback lines may be noted upon the survey, but shall not be required to be shown upon each lot;
15. Lots or parcels numbered in numerical order or numbered in relationship to each phase of development; phase development lines;
16. Locations of monuments and markers to the degree of accuracy required of professional engineers and/or registered land surveyors pursuant to Georgia law;
17. The boundary and elevation of the 100-year floodplain as determined by F.I.R.M. and/or best available data, as determined by the Whitfield County Engineer;
18. Applicable certificates and statements as specified in this chapter;
19. If restrictions apply to the subdivision, then such restrictions shall be shown or noted on the final plat;
20. The location and dimension of all areas proposed to be set aside for recreational use, open space, green space, or other public use, with designation of the purpose thereof, and conditions, if any, of the dedication or reservation;
21. The Whitfield County Tax Assessor's map and existing parcel numbers for G.I.S. purposes.

Final plat certificates of approval: Each final plat submitted shall carry certificates of approval appropriate to the particular development and signed by the appropriate departmental authorities. The following certificates may apply; if not, then statements appropriate to the development may be prepared after consultation with the Whitfield County Building, Zoning and Development Department:

1. Final Accuracy and Design Certificate

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision: that all monuments shown hereon actually exist and their location, size, type, and material are correctly shown; and that all requirements of the Whitfield County Subdivision Regulations have been

substantially complied with, and approval hereof does not relieve me of any liability associated with inaccuracies or improper design.

By _____ Date: _____

Registered Georgia Land Surveyor No. and Seal

Submittal of this checklist states that all required information has been provided on the plat as stated hear in above. If all information is not provided on said plat then the estimated time for review is stopped and a new electronic submittal of the plat in PDF format is required and shall constitute an automatic denial of plat. By signing this statement surveyor is stating that all subdivision regulations have been followed as laid out by the Subdivision Regulation Adopted by Whitfield County Board of Commissioners.

By _____ Date: _____