

PRELIMINARY PLAT CHECKLIST

All preliminary plats and detailed plans shall contain that data necessary to allow complete and proper review by staff as required to support the preliminary design of the proposed development.

The plat review fee is \$100.

Plats can be submitted at www.sagesgov.com/marietta-ga

Such information shall be at a scale of not less than 1:100 and include at a minimum:

- Title, Graphic scale, north arrow, and date.
- Architectural elevations of all sides of all proposed buildings.
- Zoning district and any applicable zoning stipulations or variances, with reference numbers.
- Boundary lines - bearings and distances.
- Easements - location, width, purpose and controlling entity.
- Streets on and adjacent to the tract.
- Utilities on and adjacent to the tract
- All sites to be reserved or dedicated for parks, playgrounds, or other public uses.
- All sites to be utilized for nonpublic uses exclusive of single family dwellings.
- Minimum building setback lines.
- Site data, including number of residential lots, typical lot size, and acres in park.
- Tree protection and replacement plan in conformity with section 712.08.
- Other significant conditions on the tract such as water courses, marshes, rock outcroppings.
- Proposed public improvements including roadway or other major improvements planned by public authorities for future construction on or near the tract.
- Key plan or vicinity map showing location of the relating or surrounding area and streets.
- Traffic study, if necessary, as determined by the Director of Public Works.
- Certification of registered civil engineer or surveyor.