

# PRELIMINARY PLAT APPLICATION

FAYETTE COUNTY PLANNING & ZONING DEPARTMENT  
140 STONEWALL AVENUE WEST  
SUITE 202  
FAYETTEVILLE, GEORGIA 30214  
770-305-5421

The Fayette County Zoning Ordinance, Subdivision Regulations, Sign Ordinance, and Development Regulations are available from the Planning & Zoning Department located at 140 Stonewall Avenue West, Suite 202, Fayetteville, Georgia. The office is open from 8:00 A. M. until 5:00 P. M. They may be purchased during these hours.

## ORDINANCE FEES

|                         |        |                         |         |
|-------------------------|--------|-------------------------|---------|
| Zoning Ordinance        | \$5.00 | Sign Ordinance          | \$ 3.00 |
| Subdivision Regulations | \$5.00 | Development Regulations | \$10.00 |

## PLANNING COMMISSION MEMBERS

Al Gilbert

Bill Beckwith

James Graw

Tim Thoms

Doug Powell

# PRELIMINARY PLAT APPLICATION

Owner of Property: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Agent for Owner: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Location: Land Lot: \_\_\_\_\_

District: \_\_\_\_\_

Road: \_\_\_\_\_

Present Zoning: \_\_\_\_\_

Total Number of Acres: \_\_\_\_\_

Total Number of Lots: \_\_\_\_\_

Street Access Name: \_\_\_\_\_

Surface Type: \_\_\_\_\_

Subdivision Name: \_\_\_\_\_

Interior Street Names: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Location of Nearest Water Line (if applicable):

\_\_\_\_\_

\_\_\_\_\_

Date of Planning Commission Hearing:

\_\_\_\_\_

\*\*\*\*\*

I respectfully submit this application and certify that the above information is correct and true to the best of my knowledge.

\_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Notary Public

**APPLICATION DEADLINE IS 12:00 NOON  
ON DEADLINE DATE WITH NO EXCEPTIONS**

Deadline for application to appear before the Planning Commission is the 1st of the month by noon. Once the Preliminary Plat has been approved by all required departments, the Preliminary Plat will be placed on the first available Planning Commission Agenda. The Preliminary Plat must be approved by all required departments no later than the Monday of the week prior to the Planning Commission Public Hearing. Planning Commission regularly meets on the first Thursday of each month at 7:00 P.M. in the Fayette County Administrative Complex. If the 1<sup>st</sup> of the month falls on the weekend or a holiday, the deadline is extended to the next working day.

**PROPOSED SCHEDULE FOR 2010-2011  
PRELIMINARY PLAT APPLICATIONS**

| <b><u>APPLICATION<br/>DEADLINE:</u></b> | <b><u>PLANNING COMMISSION<br/>HEARING DATE:</u></b> |
|---|---|
| November 2, 2009                        | December 3, 2009                                    |
| December 1, 2009                        | January 7, 2010                                     |
| January 4, 2010                         | February 4  |
| February 1                              | March 4   |
| March 1                                 | April 1   |
| April 1                                 | May 6   |
| May 3                                   | June 3  |
| June 3                                  | July 1  |
| July 1                                  | August 5  |
| August 2                                | September 2   |
| September 1                             | October 7   |
| October 1                               | November 4  |
| November 1                              | December 2  |
| December 1, 2010                        | January 6, 2011                                     |

ALL DATES ARE TENTATIVE AND SUBJECT TO CHANGE  
**PRELIMINARY PLAT**

**The Preliminary Plat.** The Preliminary Plat shall contain all the following requirements and certification statements, and any additional information required to address any State and/or Federal requirements (see Preliminary Plat Checklist under Forms at [www.fayettecountyga.gov](http://www.fayettecountyga.gov)).

**The following shall be indicated on the Preliminary Plat:**

1. The title block shall state: “Preliminary Plat of ..... Subdivision”, County, State, land lot(s), and district(s).
2. Name, address, telephone number, fax number of the engineer, surveyor, and/or landscape architect including seal, signature, and Georgia registration number.
3. Name, address, telephone number, fax number of the owner and/or developer.
4. Indicate date of plat preparation; provide scale of drawing (not to exceed 1 in. = 100 feet, stated and shown graphically).
5. Provide legend of all abbreviations.
6. Provide an index of sheets if more than one (1) sheet is provided.
7. Provide a north arrow (to state plane grid north) and vicinity map of such a scale that the subdivision may be readily located and identified within the County.
8. Show all land lot lines; land district lines; city and/or county boundaries intersecting or adjacent to the subject property.
9. Show exterior property lines with bearings and distances of subject property. Provide a matching Warranty Deed and legal description of property (if applicable.)
10. Provide zoning district and property owner(s) name and/or subdivision name of all adjacent properties.
11. Show location, purpose, and width of any easement of record. Provide a note if there are no existing easements associated with the property.
12. Within the general notes, indicate the zoning district; minimum lot size; front, side, and rear setbacks; minimum floor area; minimum lot width at the building line; total acreage of subject property; and total number of lots.

13. Provide rezoning information, including petition number, date of approval, and exact wording of any rezoning conditions (if applicable); and any approved variances including petition number and date of approval (if applicable.)
14. All applicable zoning regulations shall be indicated on the Preliminary Plat. Show front, side, and rear setback lines as dashed lines. Indicate minimum lot width at the front building line on each individual lot or in a legend.
15. Provide the area of each lot and contiguous area (if applicable, see Section 8-505.) to the 1/100<sup>th</sup> acre; label the lot numbers; and show the dimensions of all lot lines.
16. Indicate how lots will be served by water and sewage disposal. Indicate the proposed layout of waterlines, fire hydrants, and sewer lines (if applicable.) If County water is not available, indicate how subdivision will be served (i.e., individual well/septic tank.)
17. Indicate all existing structures and buildings and label as “to remain” or “to be removed”. Structures and buildings that will remain must be shown on individual lots and meet all applicable zoning requirements. Also indicate any improvements such as existing railroads, sewers, bridges, culverts, drain pipes, water mains, water wells, parks, public open spaces, etc. Provide a note if there are no existing structures, buildings, or improvements on the subject property.
18. Indicate the location of a cemetery (if applicable, see Fayette County Code, Chapter 12, Article VII. Cemeteries, Burial Grounds, Human Remains, and Burial Objects.)
19. The plat shall show all parcels of land to be dedicated to the County for public use.
20. Indicate the boundaries and enhancement areas for any proposed common areas including signage. Label as “Common Area – Not a Building Lot” and/or “Signage.”
21. Indicate the boundaries and area to 1/100<sup>th</sup> acre for any proposed Developed Residential Recreational/Amenity Areas. Label recreation areas “Not a Residential Building Lot, For Recreational Purposes Only.”
22. Show all existing and/or proposed streets on and/or adjacent to property. Label right-of-way widths. Label proposed street names. Provide right-of-way dedication, as needed.
23. Corner Lots – Fillet (20 foot radius) or chamfer corner property lines at street intersections.

24. Street Length – Indicate the length of each street in the subdivision.
25. Entrances – Subdivision entrances shall meet sight distance requirements and minimum distance between intersection requirements (both sides of street.) Provide appropriate data on the plat (Development Regulations – Article III.)
26. Indicate any proposed golf cart, bicycle, or pedestrian circulation systems, including sidewalks, crosswalks, multi-use paths, etc.
27. Show existing (dashed) and proposed (solid) contour at ten (10) two (2) foot intervals of elevation and be based upon North American Datum NAD 1983 State Plane Georgia West.
28. Delineate and label all state waters requiring watershed protection buffers and setbacks within the subdivision. Delineate and label all state waters adjacent to the subdivision where any watershed buffers and/or setbacks extend into the subdivision property. Provide a note if there are no state waters requiring a buffer. Label as “Watershed Protection Buffer,” and “Watershed Protection Setback.”
29. Show location of all specimen trees within 100 feet of the centerline of all right-of-ways, stormwater management structures, and utility and drainage easements.
30. Identify any specimen trees designated for removal. Include the tree size (DBH), species (common name) and justification for removal.
31. Delineate and label each drainage basin within the project boundaries. Provide drainage areas and existing and proposed CN values. Show offsite area and peak flow ( $Q_{10}$  and  $Q_{100}$ ) for drainage areas passing through site.
32. Delineate and label areas to be used for stormwater management consistent with the hydrologic data provided above. For each drainage basin, provide a narrative description of how water quality, stream channel protection, and flood protection criteria will be satisfied or why any exemptions may apply.
33. Delineate any base flood elevations as required in the Floodplain Management Ordinance. For any streams with 100 acres or greater drainage area provide the future-conditions flood elevations. Provide a note if there is no floodplain on the property. Reference the FIRM panel number and date.
34. Delineate any groundwater recharge areas as required in the Groundwater Area Protection Ordinance. Provide a note if there is no groundwater recharge areas on the property.



do hereby certify that I have field inspected the property know as  
\_\_\_\_\_ on \_\_\_\_\_ and determined that the property  
subdivision name date  
 contains  does not contain jurisdictional wetlands as defined by the U.S.  
Army Corps of Engineers.

\_\_\_\_\_  
Signature of Wetland Delineator

\_\_\_\_\_  
Company Address & Telephone

e. **SOIL CLASSIFICATION DELINEATION**

I, \_\_\_\_\_ do hereby certify that the Level III soil  
name  
survey information provided on this plat was performed by  
\_\_\_\_\_ in accordance with the procedures specified in  
company name  
the Georgia Department of Human Resources' current *Manual for On-Site  
Sewage Management Systems*.

\_\_\_\_\_  
Signature of Soil Classifier

\_\_\_\_\_  
Georgia DHR Soil Classifier, Professional  
Geologist, or Professional Engineer  
Registration No.  
Registration Numbers/License Numbers

\_\_\_\_\_  
Company Address & Telephone

38. **Completeness.** If any of the above facts are omitted or misrepresented on the plat, the Zoning Administrator may refuse to review the plat and shall return the plat to the Subdivider to be completed or revised. (Ordinance No. 2009-01 Amended 06/25/09)