

Fayette County Final Plat Checklist

Planning and Zoning

Project: _____

Applicant: _____

| Plan Page# | Included Y/N | (Items marked with * are missing or deficient) |
|---------------|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| _____ | _____ | 1. Provide County, land district, land lot and subdivision name (Georgia Plat Act). |
| _____ | _____ | 2. Indicate date of plat preparation; provide scale of drawing, stated and shown graphically (Georgia Plat Act). |
| _____ | _____ | 3. Provide north arrow and vicinity map. |
| _____ | _____ | 4. Name, address, and telephone number of owner and/or developer. |
| _____ | _____ | 5. Name, address, and telephone number, registration number, seal and signature the project's engineer, surveyor, or architect. The design profession must be licensed in the State of Georgia. |
| _____ | _____ | 6. Provide signature blocks for County approval: Environmental Health, County Engineer, Planning Commission Secretary, Zoning Administrator, and Fire Marshal (§ 5-2.3 of Subdivision Regulations). |
| _____ | _____ | 7. Provide a legend for all abbreviations. |
| _____ | _____ | 8. Provide an index of sheets if more than one sheet is provided. |
| _____ | _____ | 9. Show property lines with bearings and distances of subject property. Provide a matching Warranty Deed and legal description of property (if applicable). |
| _____ | _____ | 10. Within the general notes, indicate the zoning district; minimum lot sizes; front, side and rear setbacks; and minimum house size. |
| _____ | _____ | 11. Show all land lot lines; land district lines; land section lines; and city and county boundaries intersecting or adjacent to the property. |
| _____ | _____ | 12. Provide total acreage of tract, total number of lots, acreage in lots, acreage in right-of-way (R/W) and acreage used for stormwater management. |
| _____ | _____ | 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. Provide Information regarding the preliminary plat, including date of approval by the Planning Commission and exact wording of any related conditions of approval. |

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| _____ | _____ | 15. Show front, side, and rear setback lines as dashed lines. Indicate minimum lot width at the front building line, as required by the Planning & Zoning Department. |
| _____ | _____ | 16. Provide the area of each lot/parcel to the 1/100 th acre; label the lot numbers; show the bearings & distances of all lots; and identify the parent tract, if applicable. |
| _____ | _____ | 17. Provide zoning and property owner name and/or subdivision name of all adjacent properties. |
| _____ | _____ | 18. Indicate how lots will be served by water and sewage disposal. |
| _____ | _____ | 19. Identify all existing structures and features and label as “to remain” or “to be removed”. Structures to remain must be shown on individual lots and meet all applicable zoning requirements. “Features” include railroads, sewers, bridges, culverts, drain pipes, water mains, cemeteries, etc. Provide a note if there are no existing structures or features on the property. |
| _____ | _____ | 20. Show all existing and proposed streets on and adjacent to property. Label R/W widths; provide R/W dedication, as needed. Label proposed street names; include house numbers. |
| _____ | _____ | 21. Show location, purpose, and width of any easements of record. Provide a note if there are no existing easements associated with the property. |
| _____ | _____ | 22. Indicate the boundaries, area, and proposed site improvements for any recreation areas. Label recreation areas “Not a Residential Building Lot, For Recreational Purposes Only.” |
| _____ | _____ | 23. The title block shall state: “Final Plat of . . .” A revision to a final plat must state “Revised Final Plat of . . .” and also purpose of revision and date of revision. |
| _____ | _____ | 24. Contiguous Areas – Provide the following statement: <i>Each buildable lot has a minimum contiguous area of _____ acres that is free and clear of zoning buffers and setbacks, watershed protection buffers and setbacks, jurisdictional wetlands, and easements of any kind. Section 6-3.3 of the Subdivision Regulations lists the minimum area requirements per zoning district.</i> |

| Zoning | Minimum Contiguous Area District Free & Clear (ac) |
|------------------------------------------|--------------------------------------------------------------------------------------------------|
| A-R | 2.0 |
| EST | 1.3 |
| R-85, R-80 | 1.5 |
| R-78, R-75, R-72, R-70 | 0.9 |
| R-55, R-50, R-45, R-40, R-20, DR-15, C-S | 0.6 ¹ <small>Where public water is not available – lots have individual wells</small> |
| R-55, R-50, R-45, R-40, R-20, DR-15, C-S | 0.3 ² <small>Where public water is available</small> |

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 Page# Y/N

_____ _____ 25. Application for motorized cart use.

_____ _____ 26. Provide the following statements on the face of the plat:

OWNER'S CERTIFICATE

We, the undersigned owner(s) and/or mortgagee(s) of the _____ Subdivision, hereby offer to dedicate and/or reserve for public use the rights-of-way, easements and other ground shown on this plat.

| Owner | Date | Mortgagee | Date |
|-------|-------|-----------|-------|
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

All property contained within the right-of-way of (insert street name(s)) said roads having at least a minimum of _____ foot right-of-way as indicated hereon, are hereby deeded to Fayette County, a political subdivision of the State of Georgia, at no costs to Fayette County upon recordation of said Final Plat with the Fayette County Clerk of Superior Court.

Comments:

Approval/Date

Resubmit/Date

Planning & Zoning Department
 Administrative Complex - Suite 202
 140 Stonewall Avenue, West
 Fayetteville, Georgia 30214
 (T) 770-305-5421
 (F) 770-305-5305 or 770-305-5258
 E-mail: zoning@fayettecountyga.gov

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Engineering

Project: _____

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| _____ | _____ | 27. Georgia Plat Act – accuracy statement and note of equipment used. |
| _____ | _____ | 28. Georgia Plat Act – Show the direction and distance from a point of reference to a point on the boundary of the survey. The point of reference shall be an established, monumented position which can be identified or relocated from maps, plats, or other documents on public record. |
| _____ | _____ | 29. Georgia Plat Act – Show the closure precision of the field survey. This may be stated as follows: <i>“The field data upon which this map or plat is based has a closure precision of one foot in _____ feet, and an angular error of _____ per angle point, and was adjusted using _____ rule.”</i> |
| _____ | _____ | 30. Georgia Plat Act – Show the closure precision of the data shown on the plat. The closure may be stated as follows: <i>“This map or plat has been calculated for closure and is found to be accurate within one foot in _____ feet.”</i> |
| _____ | _____ | 31. Georgia Plat Act – State the type of equipment used to obtain the linear and angular measurements used in preparation of the plat. |
| _____ | _____ | 32. Surveying – Provide line and curve data for all right-of-way, parcel/lot boundaries, and easements. Line data shall include bearing and length. Curve data shall include the arc length, radius, chord length and chord bearing. |
| _____ | _____ | 33. Surveying – Street centerline curve data shall include the deflection angle (delta), radius, length and tangent. |
| _____ | _____ | 34. Surveying – Lengths shall be expressed to the nearest one-hundredth (1/100 th) of a foot. Angles shall be shown to the nearest minute. The error of closure shall not exceed third order accuracy (one in five thousand). |
| _____ | _____ | 35. Corner Lots – Fillet (20-ft radius) or chamfer corner property lines at street intersections. |
| _____ | _____ | 36. Street Length – Indicate the length of each street in the Subdivision. |

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Engineering

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37. Provide the following statements on the face of the plat:

SURVEYOR’S CERTIFICATE

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments and infrastructure shown hereon actually exist or are marked as “future”; and their location, size, type and material are correctly shown.

By: _____
 GA Registered Land Surveyor – Signature and License Number _____ Date _____

ENGINEER’S CERTIFICATE

I hereby certify that accepted engineering practices and design methods were used to establish the layout of this development; that the streets, drainage structures and other design features have been constructed according to the development’s approved Construction Drawings; and that all applicable requirements of Fayette County’s Development Regulations and Subdivision Regulations have been fully complied with.

By: _____
 GA Professional Engineer – Signature and License Number _____ Date _____

Submittals – The following submittals and checks shall be satisfied prior to final plat approval.
 Items marked with * have not been received

| Start | Finish | |
|-------|--------|------------------------------------------------------------------------------------|
| Date | Date | |
| _____ | _____ | 38. Core Sample Report (§8-49.2) |
| _____ | _____ | 39. Soil Density Tests (§8-49.2) |
| _____ | _____ | 40. Utilities – power, gas and water installed (§7-10.2 of S/D regulations) |
| _____ | _____ | 41. Performance Bond (§8-1 and 8-2 of S/D regulations) |
| _____ | _____ | 42. Maintenance Bond (§9-1 of S/D regulations) Amount \$ _____ |
| _____ | _____ | 43. <u>Engineering Department final inspection. (Call Department to schedule.)</u> |

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Engineering

Comments:

Engineering Department

115 McDonough Rd.
Fayetteville, Georgia 30215
(T) 770-461-3142
(F) 770-719-0871
E-mail: engineering@fayettecountyga.gov

Engineering Department Resubmit/Date

Engineering Department Approval/Date

Fayette County Final Plat Checklist

Stormwater

Project: _____

Applicant: _____

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|---------------|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| _____ | _____ | 44. Monuments – Show the location, material and description of all monuments. |
| _____ | _____ | 45. Monuments – Provide a permanent benchmark on site, per §5-2.5 of the Subdivision Regulations. |
| _____ | _____ | 46. Easements – Delineate and label all easements. |
| _____ | _____ | 47. State Waters – Show all state waters within the subdivision and all state waters around the property that have floodplain, wetlands, or watershed protection buffers and setbacks that extend into the subdivision property. Provide a note if there are no state waters. |
| _____ | _____ | 48. Watershed Protection – Delineate watershed protection buffers and setbacks per Article VII of the Development Regulations. Label as “Watershed Protection Buffer” and “Watershed Protection Setback”. Show the 1,000-ft watershed protection impact boundary, if applicable. |
| _____ | _____ | 49. Floodplain – Provide a flood hazard certification statement. Reference the FIRM panel number and date. |
| _____ | _____ | 50. Floodplain – Delineate and label all flood hazard areas (natural and man-made). Provide 100-year flood elevations for each hazard area. Reference the source(s) of any flood hazard data shown on the final plat. |
| _____ | _____ | 51. Floodplain – Indicate the contiguous area outside floodplain for each lot containing a flood hazard area. Buildable lots shall have fifty percent of the minimum lot size or one acre, whichever is greater, outside any flood hazard areas. |
| _____ | _____ | 52. Floodplain – Establish a minimum finish floor elevation (MFFE) at least 3 ft above the 100-year flood elevation for each lot containing a flood hazard area. |
| _____ | _____ | 53. Wetlands – Delineate all jurisdictional wetlands. Identify the source of the wetland delineation. Include the following statement, if applicable, or provide a note if there are no wetlands on the property. <i>“Wetlands shown on this plat are under the jurisdiction of the U.S. Army Corps of Engineers. Property owners may be subject to penalty by law for disturbance to these wetland areas without proper authorization.”</i> |
| _____ | _____ | 54. Soils – Show and label the limit of hydric soils. Reference the source of the soil data/delineation. |

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Stormwater

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|---------------|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| _____ | _____ | 55. Stormwater – Identify and label all stormwater management control structures (inlets, pipes, headwalls, BMPs, etc.) within the project. The nomenclature should match that used for the project’s <i>Inspection and Maintenance Agreement for Stormwater Management Controls</i> . Stormwater controls shall be on common property. |
| _____ | _____ | 56. Include the following statement: “Fayette County does not accept the ownership, maintenance or responsibility for any drainage easement or overall drainage plan, or the lack of one, indicated by this plat. “ |
| _____ | _____ | 57. Include the following statement: |

STORMWATER MANAGEMENT INSPECTION & MAINTENANCE

The property conveyed herein is subject to the restrictive covenants of the _____ Homeowners Association and an *Inspection and Maintenance Agreement for Stormwater Management Controls* recorded in Deed Book ____, page _____. Failure to satisfy the inspection and maintenance requirements of the above-referenced agreement may result in enforcement action by the County, including but not limited to, judgment liens against the property owners and/or Homeowners Association. The inspection and maintenance agreement is recorded with the Clerk of Courts. A copy of the agreement is available at the Fayette County Engineering Department.

Submittals – The following submittals and checks shall be satisfied prior to final plat approval.

| Start Date | Finish Date | |
|---------------|----------------|------------------------------------------------------------------------------|
| _____ | _____ | 58. Soil Density Tests (§8-49.2) |
| _____ | _____ | 59. Storm Sewer Installation Report (§8-454(F)) |
| _____ | _____ | 60. PE Construction Inspection Reports of Stormwater Controls (§8-455(A)) |
| _____ | _____ | 61. PE Stormwater System Final Inspection and As-Built Plans (§8-455(B)) |
| _____ | _____ | 62. Stormwater Management Operations & Maintenance Plan (§8-453(B)(10)) |
| _____ | _____ | 63. Inspection and Maintenance Agreement for Stormwater Controls (§8-453(C)) |
| _____ | _____ | 64. Master Erosion and Sedimentation Control Plan for House Construction |
| _____ | _____ | 65. Installation of Improvements (§7-8 of S/D regulations) |

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Stormwater

- _____ 66. Grassing and Erosion Control (§7-9 of S/D regulations)
- _____ 67. Performance Bond (§8-1 and 8-2 of S/D regulations)
- _____ 68. Maintenance Bond (§9-1 of S/D regulations) **Amount \$** _____
- _____ 69. Street Light Petition (§4-2.5 of S/D regulations)
- _____ 70. Electronic copy of plat in state plane coordinates (§4-2.5 of S/D regulations)(NAD-83, Georgia West Zone 1002).
- _____ 71. Stormwater Department final inspection. (Call Department to schedule.)

Comments:

Stormwater Management Department
140 Stonewall Avenue West, Suite 203
Fayetteville, Georgia 30214
(T) 770-305-5410
(F) 770-305-5256
E-mail: stormwater@fayettecountyga.gov

Stormwater Management Department
Resubmit/Date

Stormwater Department Approval/Date
