

## ARTICLE XV. - SUBDIVISION REGULATIONS<sup>[12]</sup>

Footnotes:

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**Editor's note**— Ord. No. 2020-01, § 1, adopted May 28, 2020, amended Art. XV in its entirety to read as herein set out. Former Art. XV, §§ 104-592—104-602, pertained to similar subject matter, and derived from Code 1992, § 8-500—8-510; Ord. No. 2000-03, 1-27-2000; Ord. of 3-23-2006; Ord. No. 2010-05, § 1, 6-24-2010.

Sec. 104-592. - Declaration of purpose.

- (a) The regulations, specifications and procedures for the subdivision and subsequent development of land and for the platting thereof, prescribed and adopted by the ordinance from which this article is derived are hereby deemed by the board of commissioners to be desirable and necessary in order to help ensure the public health, safety, morals, and general welfare by means of harmonious, orderly, and progressive development of land. The board of commissioners' desire to provide this development framework to enable the property owners' reasonable reliance upon the manner in which subdivisions are developed. Further, the purposes of the regulations of the subdivision of land are, among others:
- (1) To encourage and ensure the development of economically sound and stable neighborhoods;
  - (2) To ensure the adequate provision of required streets, utilities, and other facilities and services to new land developments;
  - (3) To ensure the provisions of reasonably safe and convenient vehicular and pedestrian traffic access and circulation;
  - (4) To ensure the provision of needed public open spaces and building sites in new land developments through the dedication or reservations of land for recreational, educational, and other public purposes;
  - (5) To ensure land is developed with reasonable safeguards for environmental protection;
  - (6) To provide accurate, uniform records for identification and location of real estate boundaries; and
  - (7) To ensure, in general, the wise development of new areas, in harmony with the comprehensive plan of the county.
- (b) The harmonious, orderly, and progressive development of land is further facilitated by recognizing a hierarchy among the ordinances and regulations which govern the development of land. To the extent a conflict exists between these subdivision regulations and the zoning ordinance of Fayette County the subdivision regulations shall control.

( [Ord. No. 2020-01](#), § 1, 5-28-2020)

Sec. 104-593. - Definitions.

For the purpose of this article, the following words, terms, phrases, and their derivations shall have the meaning given in this section. Words and terms not explicitly defined in this article shall have the meaning given by common and ordinary use as defined in Webster's New Collegiate Dictionary. The following specific definitions shall apply:

*Comprehensive plan* means the comprehensive plan for the county, approved by the board of commissioners and maintained by the county planning and zoning department.

*Construction plans* means any plans required for the review, permitting and construction of a subdivision, including, but not limited to: site; grading; street profiles; stormwater management; floodplain management, utility; soil erosion, sediment, and pollution control; soil surveys; and construction details.

*County engineer* means the official to whom the responsibilities normally associated with this title have been delegated.

*County thoroughfare plan* means the thoroughfare plan for the County of Fayette, Georgia, approved by the board of commissioners, indicating the designation of street type, and is maintained by the county planning and zoning department.

*Cul-de-sac* means a street, or segment of a street, with only one way in or out and which terminates at a turnaround constructed in accordance with the county development regulations.

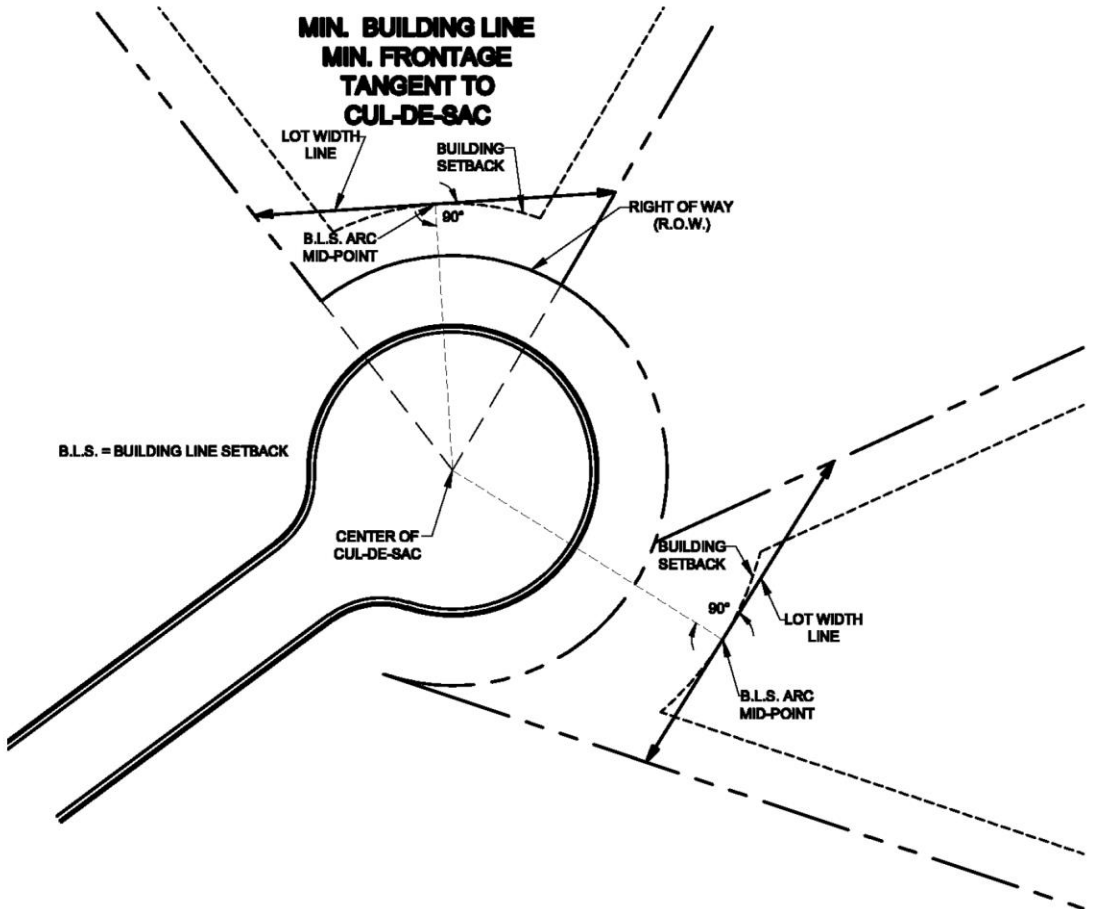
*Development* means a manmade change to improved or unimproved real estate, including, but not limited to any activity, action, or alteration that fundamentally alters the current use and/or density on the property and/or construction of buildings or other structures.

*Easement* means an interest in land granted by a land owner to another person, consisting of the right to use or control the land, or an area above or below it, for a specific limited purpose, such as to cross for access to a public road.

*Environmental health county manager* means the official responsible for all matters within the subdivision regulations pertaining to health regulations and who is the director of the county environmental health department.

*Lot* means a tract of land of varying sizes which is designated as a single unit of property.

*Lot width* means the minimum distance between side property lines either measured in a straight line parallel to the street right-of-way or a tangent and perpendicular to the mid-point of the arc in the case of the turnaround portion of a cul-de-sac along the front minimum building line (see graphic below).



*Phase* means a portion or section of a larger development delineated on an approved, recorded major or minor final plat.

*Plat, major final*, means all divisions of a tract of land into two or more lots where new streets are created to access said lots.

*Plat, minor final*, means all divisions of a tract of land into two or more lots where no new streets are created.

*Plat, preliminary*, means a conceptual subdivision plan required prior to a major final plat.

*Planning commission* means the planning commission of the county.

*Right-of-way* means a strip of land, often of uniform width, that is owned by the county and used, or may be used for transportation, utilities, or similar purposes.

*Street* means a public or private thoroughfare or road used for vehicular access to other streets and/or properties. Streets may be:

- (1) Public owned and operated/maintained by the county (i.e., fee simple ownership or dedication through an instrument of conveyance);
- (2) Public owned and operated/maintained by the county (i.e., those within a prescriptive easement);  
or
- (3) Private privately owned and maintained (i.e., a private road)

*Subdivider* means any person, firm, corporation, association or partnership or any agent thereof who undertakes or proposes to undertake the subdivision of land so as to create a subdivision as defined herein.

*Subdivision* means all divisions of a tract of land into a minimum of two or more lots.

*Technical review committee (TRC)* means a committee of county staff, in regards to the subdivision regulations, that performs the review of preliminary plats, major final plats, and minor final plats prior to approval by the planning commission.

*Tract* means a specified parcel of land.

*Utility* means any service available to the public by means of an overhead or underground distribution and/or collection systems such as electricity, telephone, water, wastewater, stormwater, cable, natural gas, etc.

*Zoning administrator* means the official to whom the responsibilities normally associated with this title have been delegated.

*Zoning ordinance* means the zoning ordinance enacted by the board of commissioners of the county, which is maintained and implemented by the county planning and zoning department.

( [Ord. No. 2020-01](#), § 1, 5-28-2020)

Sec. 104-594. - Generally.

- (a) *Zoning ordinance*. No subdivision shall be approved which does not conform with the zoning ordinance regulations applicable to the land for which it is proposed. The preliminary and/or final plat must indicate the setbacks and other dimensional requirements in such a way that the minimum requirements are met.
- (b) *Recordation of subdivision plats*. No subdivision plat shall be recorded with the clerk of superior court of the county without said plat having first been submitted to and approved by the planning commission. The secretary to the planning commission shall endorse the plat upon approval by the planning commission.
- (c) Unless noted otherwise, the county engineer shall be responsible for the implementation of the subdivision regulations.

( [Ord. No. 2020-01](#), § 1, 5-28-2020)

Sec. 104-595. - Approval of subdivisions.

Subdivisions shall be reviewed and approved in stages as follows: preliminary plat (required for a major final plat), construction plans (required for a major final plat, see article III of this chapter), and major final plat or minor final plat, as applicable. The procedures of this section are administered by the county planning and zoning department, unless indicated otherwise.

(1) *Preliminary plat*.

- a. *Purpose*. The preliminary plat safeguards the subdivider from unnecessary loss of time and expense in preparation of a subdivision plat that does not conform with specifications of the subdivision regulations ordinance. The preliminary plat requires accuracy of scale and dimension. Public agencies having jurisdiction review the preliminary plat regarding matters within their jurisdiction. During the review process, the subdivider or his agent may be called upon for clarification. The subdivider is ultimately responsible for compliance with all applicable statutes, ordinances, regulations, and rules. Approval of a preliminary plat shall not constitute a variance or authorization to violate any statute, ordinance, regulation, and/or rule.
- b. *Preliminary plat*. The subdivider shall submit to the planning and zoning department for the planning commission a preliminary plat, with a completed application, of the entire tract

which will show the future street system and lot layout for the entire tract. The plat must also show future recreation areas and pedestrian circulation patterns.

- c. *Street names and subdivision name approval.* Prior to approval of the preliminary plat, street names and subdivision names shall be submitted to the planning and zoning department. The planning and zoning department shall forward said names to 911 for approval. Approval by 911 is required. The planning and zoning department shall reserve the names with 911. The approved names shall be indicated on the preliminary plat.
- d. *Submittal of the preliminary plat and other requirements.* Preliminary plats shall be submitted to the planning and zoning department. The preliminary plat shall be prepared, signed, and sealed in accordance with these regulations and with applicable county specifications by a registered engineer, surveyor, and/or landscape architect who is licensed under the state. The zoning administrator shall have authority to reject the submittal of the preliminary plat, if after study, the zoning administrator finds that requirements have been omitted or misrepresented on the preliminary plat and shall return the plat to the applicant to be completed or revised. If rejected, the zoning administrator shall provide subdividers with a written statement specifying all the respects in which the plat fails to comply. Subdividers shall have the right to appeal to the planning commission from such rejections.
- e. *Approval by individual agencies.* Preliminary plats shall be reviewed and approved by the technical review committee (TRC) prior to consideration by the planning commission. Should the plat contain deficiencies and require corrections, said corrections shall be made by the design professional to satisfy all requirements of the preliminary plat, the corrected copies of the plat shall be submitted to the planning and zoning department for distribution to the applicable departments. The applicable department shall have a maximum of 14 calendar days from each resubmittal date to review and submit the checklists/comments. The applicable departments shall recommend approval with or without conditions or shall require modification of the preliminary plat to the extent that each has jurisdiction. No preliminary plat shall be placed on the planning commission agenda until it has been reviewed and approved by the TRC.
- f. *Approval by planning commission.*
  - 1. The preliminary plat shall be placed on the planning commission agenda for consideration when the preliminary plat has been reviewed by the TRC and approved by the zoning administrator and all of the applicable departments.
  - 2. The planning commission shall take action on preliminary plats in their regularly scheduled meetings. For revisions to a recorded plat that requires approval of a revised preliminary plat that substantially changes a street and/or utility layout shown on a recorded plat shall be afforded a public hearing on the new preliminary plat. The legal notice for which shall be advertised in at least one of the newspaper in which is carried the legal advertisements of the county in such a manner as to give at least seven calendar days' notice of the public hearing from the date of issue.
  - 3. The planning commission shall have 60 calendar days to act on a preliminary plat. The 60 calendar days begins upon approval by all of the appropriate departments. The planning commission may consider a preliminary plat at a public hearing or a workshop/public meeting (a schedule of the planning commission's monthly meetings is available through the planning and zoning department). If approval of the preliminary plat is not recommended, the reasons therefor shall be supplied to the subdivider. The approval of a preliminary plat by the planning commission shall not be deemed to constitute an acceptance by the county of any street or other real property shown upon the plat.
- g. *Approval of construction plans.* Upon approval of the preliminary plat by the planning commission, construction plans shall be submitted to the environmental management department for distribution to the appropriate departments for approval. The plans must be prepared in accordance with the requirements of the development regulations. Permits for

grading, road construction, and/or any minimal improvements shall not be given until the county engineer, environmental management director, and the fire marshal have approved the construction plans as indicated by their signature and/or stamp. Construction plans and applicable permits shall expire upon expiration of the preliminary plat. Resubmitted construction plans, required as a result of an expired preliminary plat, shall be updated to comply with all applicable federal, state, and local regulations. Any plans requiring approval by a state and/or federal agency shall be submitted directly to said agency by the subdivider.

- h. *Expiration.* Preliminary plats shall include the following statement: "Approval of this preliminary plat shall expire 24 months from the date of approval by the planning commission unless:
1. A major final plat for at least one phase has been approved; or
  2. Street base construction for at least 50 percent of the total linear footage of all streets approved on the preliminary plat has been completed and inspected."

Upon expiration of the preliminary plat, a new preliminary plat shall be submitted in accordance with all current regulations and requirements.

(2) *Major final plat or minor final plat.*

- a. *Conformance.* The major final plat shall conform generally with the layout indicated on the preliminary plat. If desired by the subdivider, the major final plat may be developed and recorded in phases; provided that each phase conforms with all requirements of these regulations and the development regulations.
- b. *Filing the major final plat or minor final plat.* A final plat shall not be submitted for review until the minimum improvements are completed subject to the provisions herein. The number of copies required of the final plat is available in the planning and zoning department. The planning and zoning department shall distribute copies of the final plat to the appropriate departments for review. The final plat shall be deemed filed when it has been submitted to the planning and zoning department and approved by the project case coordinator.
- c. *Approval by appropriate departments.* A final plat shall be reviewed by the technical review committee (TRC). Should the final plat require corrections, the corrected copies of the plat shall be submitted to the planning and zoning department for distribution to the applicable departments. The applicable departments shall have a maximum of 14 calendar days from each resubmittal date to review and submit the checklists/comments to the planning and zoning department.
- d. *Resubmittal.* When a corrected final plat is resubmitted, the applicable departments shall review the resubmitted final plat compliance with all applicable statutes, codes, ordinances, and rules. The review of a resubmitted final plat shall not be limited to only those reasons identified from a previous review.
- e. *Approval by the planning commission.*
  1. The final plat shall be placed on the planning commission agenda for consideration when the final plat is approved by all of the appropriate departments. No final plat shall be recorded with the clerk of superior court of the county without said plat having first been submitted to and approved by the planning commission in a public meeting.
  2. The planning commission shall have 60 calendar days to approve or deny a final plat. The 60 calendar days begins upon approval by all of the appropriate departments. The planning commission may consider a final plat at a public hearing. If approval of the final plat is not recommended, the reasons therefore shall be supplied to the subdivider.
  3. The secretary to the planning commission shall endorse the final plat upon approval by the planning commission.

- f. *Additional requirements for final plat (if applicable) for approval prior to recordations.* In addition to the above requirements, all documents, including, but not limited to: reports, environmental permits and/or variances (required for subdivision construction), bonds, irrevocable letters of credit, as-built drawings, and stormwater operation and maintenance plans and agreements, referenced in the development regulations shall be submitted to the applicable departments. One digital copy of the approved final plat in a format that is compatible with the county's geographic information system must be submitted to the planning and zoning department for distribution to the appropriate departments.
- g. *Final plat expiration.* A final plat shall expire 90 calendar days after the date of approval by the planning commission if the final plat has not been recorded by the subdivider into the county clerk of superior court records. Once a final plat has expired, it and any maintenance bond and/or irrevocable letter-of-credit (see section 104-600) are void and a new final plat and maintenance bond and/or irrevocable letter of credit shall be submitted.
- h. *Revision to a recorded final plat.*
1. A revision to a recorded final plat shall show the name, phase (if any), date of the recorded subdivision plat being revised, and the exact citation with regard to the clerk of superior court records and the book and page number wherein said plat is recorded. See section 104-596 for requirements to be indicated on the revised final plat, as applicable. In addition, proposed revisions to a recorded final plat that substantially changes the street and/or utility layout, unless initiated by the county, shall require a revised preliminary plat in accordance with this section.
  2. Proposed revisions to a recorded major final plat of any existing residential or agricultural-residential subdivisions which adds property to, increases the number of platted lots, or changes the principal use on a lot shall be considered in public hearings before the planning commission and the board of commissioners and public notification shall comply with section 110-301, Public notification. The following factors shall be considered by the planning and zoning department, the planning commission and the board of commissioners when reviewing these requests:
    - (i) *Street character.* Whether the request will result in a residence or accessory structure that will be out of character with the alignment of existing residences and accessory structures. Aspects to consider are the front setback established on the final plat, the alignment of existing residences and accessory structures, the degree a proposed residence or accessory structure will be out of alignment with the setback and/or existing residences and accessory structures and the presence of vegetation (trees, bushes, shrubbery, etc.) which may provide visual screening.
    - (ii) *Lot size character.* Whether the request will result in a lot that will be out of character with the size of existing lots. Aspects to consider are the lot width required by the zoning district, the minimum and maximum range of lots sizes, the number of lots within a size range, the average lot size and the degree proposed lots will be smaller than existing lots.
    - (iii) *Lot width character.* Whether the request will result in a lot that will be out of character with the width of existing lots. Aspects to consider are the lot width required by the zoning district, the minimum and maximum range of lot widths, the lot widths within a range, the average lot width and the degree proposed lots will be more narrow than existing lots.
    - (iv) *Change of principal use.* Whether the change of use will adversely affect the existing use or usability of adjacent or nearby property, will result in a use which will or could cause an excessive or burdensome use of existing or planned streets, or utilities, or other conditions which give supporting grounds for either approval or disapproval of the change of use proposal.

3. *Amend setbacks increased by a condition of rezoning.* This will be administered as a rezoning under article IX, Policies, Procedures and Standards Governing Amendments. The following additional factors shall be considered in these requests:
  - (i) *Street character.* Whether the request will result in a residence or accessory structure that will be out of character with the alignment of existing residences and accessory structures. Aspects to consider are the front setback established on the final plat, the alignment of existing residences and accessory structures, the degree a proposed residence or accessory structure will be out of alignment with the setback and/or existing residences and accessory structures and the presence of vegetation (trees, bushes, shrubbery, etc.) which may provide visual screening.
  - (ii) *Side and rear setbacks.* Whether the request will result in residence or accessory structure that will be out of character with the alignment of existing residences and accessory structures. Aspects to consider are the alignment of existing residences and accessory structures, the degree a proposed residence or accessory structure will be out of alignment with existing residences and accessory structures and the presence of vegetation (trees, bushes, shrubbery, etc.) which may provide visual screening.
4. Amend setbacks increased by a developer on a major or minor final plat. Proposed revisions to a recorded final plat which reduce a setback increased by the developer shall be considered in public hearings before the planning commission. Notice of a scheduled public hearing shall be published at least 15 calendar days prior to the public hearing before the planning commission. One sign is required to be posted for each street frontage of the subject property at least 15 calendar days prior to the public hearing before the planning commission. A refundable sign deposit shall be required for each sign at the time of application. The following factors shall be considered by the planning commission when reviewing these requests:
  - (i) *Street character.* Whether the request will result in a residence or accessory structure that will be out of character with the alignment of existing residences and accessory structures. Aspects to consider are the front setback established on the final plat, the alignment of existing residences and accessory structures, the degree a proposed residence or accessory structure will be out of alignment with the setback and/or existing residences and accessory structures and the presence of vegetation (trees, bushes, shrubbery, etc.) which may provide visual screening.
  - (ii) *Side and rear setbacks.* Whether the request will result in residence or accessory structure that will be out of character with the alignment of existing residences and accessory structures. Aspects to consider are the alignment of existing residences and accessory structures, the degree a proposed residence or accessory structure will be out of alignment existing residences and accessory structures and the presence of vegetation (trees, bushes, shrubbery, etc.) which may provide visual screening.
- i. *Minor revisions to a recorded final plat (major or minor).* A minor revision to a recorded final plat such as the combination of lots, minor shifts to lot lines, corrections of errors and/or establishment or modification of an easement that does not increase the number of lots, change the use, alter the road or utility layout, or change the outer boundary of the final plat will be reviewed by the zoning administrator. Based on the nature of the minor revision, the zoning administrator shall contact the applicable departments for their input. The signature of the zoning administrator and environmental health specialist shall be required for approval of the minor revision prior to recording. See section 104-596 for requirements to be indicated on the minor revision of a final plat, as applicable.
- j. *Dimensional requirements increased by a developer on a final plat (major or minor).* Any dimensional requirements, e.g., setback, etc., specifically indicated on an approved final plat approved prior to May 28, 2020 (the effective date of this amendment) which is greater than



a minimum zoning dimensional requirement shall control over the minimum zoning dimensional requirement. For example, a front yard setback indicated on an approved final plat that is greater than the requirement of the zoning district shall control. To the extent any future lot is sought to be added to the subdivision by subdividing an existing lot or adding property to the subdivision, the future lot(s) must comply with all requirements originally set out in the final plat. No consideration will be given for any dimensional requirement, or other issue, which is more lenient in the zoning district as compared to the final plat. All final plats (major or minor), which are not applicable to the regulation above, shall not be approved after May 28, 2020 (the effective date of this amendment) with a setback that is greater than the minimum setback of the applicable zoning district unless the setback was increased by a condition of rezoning. In addition, no final plats (major or minor) shall be amended to establish a setback that is greater than the minimum setback of the applicable zoning district originally indicated on the final plat.

- k. *Requirements after the recordation of an approved final plat (major or minor).* After the final plat has been recorded, the subdivider shall submit to the county the required number of recorded copies of the final plat, a digital media copy of the approved final plat, and a recorded deed for any right-of-way being donated to the county
- l. *Building permit.* No permit for the construction of any building on any lot of a proposed subdivision or phase thereof shall be issued unless the final plat has been recorded in the office of the clerk of superior court of the county, and unless the minimum site improvements, as prescribed in this article, have been made and such improvements have been inspected and approved by the applicable departments. Lots within a nonresidential subdivision shall also require an approved site plan, as applicable, for the issuance of a building permit.

( [Ord. No. 2020-01](#), § 1, 5-28-2020)

Sec. 104-596. - The subdivision plat.

- (a) *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. The following shall be indicated on the preliminary plat:
  - (1) The title block shall state: "Preliminary Plat of \_\_\_\_\_ Subdivision," and within the title block include county, state, land lot(s), and district(s).
  - (2) Indicate date of plat preparation; provide scale of drawing (not to exceed one inch = 100 feet, stated and shown graphically).
  - (3) 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.
  - (4) Provide legend of all abbreviations.
  - (5) Provide an index of sheets if more than one sheet is provided.
  - (6) Provide name, address, and telephone number of the owner and/or developer.
  - (7) Provide name, address, and telephone number of the engineer, surveyor, and/or landscape architect including seal, signature, and Georgia registration number. The design professional must be licensed in the State of Georgia.
  - (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.
  - (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 or 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 lot width at the building line and minimum floor area.
- (13) 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.
- (14) 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.).
- (15) 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 lot (see section 110-77 of the zoning ordinance).
- (16) Provide the square footage area and the acreage to the 1/100 th acre on each lot; label the lot numbers; show the bearings & distances of all lots.
- (17) Indicate in notes how subdivision lots will be served (i.e. public water, individual well, septic tank or public sewer).
- (18) 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.
- (19) The plat shall show all parcels of land to be dedicated to the County for public use.
- (20) Indicate the boundaries and area to 1/100 th acre for any common areas (i.e. signage, landscaping, cluster mailbox, open space, etc.) Label as "Common Area—Not a Building Lot."
- (21) Indicate the boundaries, the square footage area and area to 1/100th acre for any proposed developed residential recreational/amenity areas (see section 100-169 of the zoning ordinance as applicable). Label recreation areas "Not a Residential Building Lot, For Recreational Purposes Only."
- (22) Contiguous areas. Provide the contiguous area of each lot to the 1/100 th acre on each lot or in a table. (See section 104-597(3))
- (23) Statements and/or certifications. Provide the following statements and/or certifications, as applicable:
  - a. "Approval of this Preliminary Plat shall expire 24 months from the date of approval by the Planning Commission unless a Final Plat for at least one phase has been approved; or street base construction for at least 50 percent of the total linear footage of all street(s) approved on the Preliminary Plat."
  - b. "This Preliminary Plat has been reviewed and approved by the Planning Commission on \_\_\_/\_\_\_/\_\_\_."
- (24) Soils. The plat shall delineate the soil classifications in the areas of the property proposed for the placement of on-site sewage management systems. The soil classification work shall be done following the procedures for Level III soil surveys established in the Georgia Department of Human Resources' current Manual for On-Site Sewage Management Systems. The requirements for a Soil Classifier are located in said manual
- (25) Label street(s) with approved street names.
- (26) Soil classification delineation. Include the following statement:

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

<p>_____</p> <p>Signature of Soil Classifier</p>	
<p>_____</p> <p>Georgia Department of Public Health, Professional Geologist, or Professional Engineer Registration No.</p> <p>Registration Numbers/License Numbers</p>	
<p>_____</p> <p>Company Address &amp; Telephone</p>	

- (27) Show all existing and/or proposed streets on and/or adjacent to property. Label road names (as available), right-of-way widths. Provide right-of-way dedication, as needed.
- (28) Street length. Indicate the length of each street in the subdivision.
- (29) Corner lots. Fillet (20 foot radius) or chamfer (20 feet along tangent legs) corner property lines at street intersections including existing road intersections forming a portion of the parcel boundary being subdivided.
- (30) 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.)
- (31) Any new residential lots created on existing roadways, driveways must be shown to have required sight distance.
- (32) Indicate any proposed golf cart, bicycle, or pedestrian circulation systems, including sidewalks, crosswalks, multi-use paths, etc.
- (33) Show existing (dashed) contours at ten two-foot intervals of elevation and be based upon North American Datum NAD 1983 State Plane Georgia West.
- (34) Traffic calming. Maximum tangent length between horizontal curves is 750 feet. (Development regulations—article III, section 8-82.1.6)
- (35) Road intersections. All new roadways shall intersect as nearly to 90 degrees as possible. Not less than 80 degrees. (Development regulations—article III, section 8-52.1.7)
- (36) Minimum roadway centerline radius—175 feet for internal local roads. (Development regulations—article III, section 8-52.1.6)
- (37) Delineate and label all state waters requiring watershed protection buffers and setbacks on the property and adjacent to the property where any watershed buffers and/or setbacks extend onto the property. Provide a note if there are no state waters requiring a watershed buffer. Label as "Watershed Protection Buffer," and "Watershed Protection Setback."
- (38) Show location of all specimen trees within 100 feet of the centerline of all right-of ways, stormwater management structures, and utility and/or drainage easements.

- (39) Identify any specimen trees designated for removal. Include the tree size (DBH), species (common name) and justification for removal. Tree protection plan (TTP) must be submitted in accordance with the tree retention, protection, and replacement ordinance.
- (40) Delineate and label each drainage basin within the project boundaries. For each basin, provide drainage areas and existing and proposed CN values. Show offsite area and peak flows ( $Q_{10}$  and  $Q_{100}$ ) for drainage passing through the site.
- (41) 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 as referenced in the GA Stormwater Management Manual will be satisfied or why any exemptions may apply.
- (42) Delineate any areas of special flood hazards on or adjacent to the property as required in the floodplain management ordinance. For any streams with 100 acres or greater drainage area provide the future-conditions flood elevation. (Some future conditions flood elevations are available at the stormwater management department.) Provide a note if there are not areas of special flood hazards on or adjacent to the property. Reference the FIRM panel number and date.
- (43) Delineate any groundwater recharge areas as required in the groundwater area protection ordinance. Provide a note if there are no groundwater recharge areas on the property.
- (44) Indicate the location of a cemetery (if applicable, see Fayette County Code, chapter 12, article VII. Cemeteries, burial grounds, human remains, and burial objects.).
- (45) Delineate all jurisdictional wetlands and provide the source of the wetland determination or provide a note if there are no wetlands on the property. The wetland delineation shall be made following the procedures established by the U.S. Army Corps of Engineers.
- (46) Include the following statement:

Wetland Delineation

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

<u>          </u> Signature of Wetland Delineator
<u>          </u> Company Address & Telephone

- (47) Indicate and label the location of fire hydrants on all proposed streets and all fire hydrants (existing or proposed) on existing streets adjacent to the subdivision. 01.06 Fire Hydrant placement required at 600 feet intervals for residential subdivision development. 01.05 Fire Hydrant placement required at 400 feet intervals for non-residential subdivision development.
  - (48) Indicate the proposed layout of waterlines and sewer lines (if applicable.)
- (b) *The major final plat.* The major final plat shall contain all of the following requirements and certification statements and any additional information required to address any state and/or federal requirements. Sheet design: The major final plat and/or a revision to a recorded major final plat shall conform in general with the preliminary plat and shall be formatted so when printed the maximum sheet size shall be no more than 24 inches by 36 inches. The following shall be indicated on the final plat:

- (1) The title block shall state: "Major Final Plat of \_\_\_\_\_" A revision to a major final plat must state "Revised Major Final Plat of \_\_\_\_\_" and also purpose of revision and date of revision. Within the title block include county, state, land district(s) and land lot(s).
- (2) Indicate date of plat preparation; provide scale of drawing, stated and shown graphically (Georgia Plat Act).
- (3) 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.
- (4) Provide a legend for all abbreviations.
- (5) Provide an index of sheets if more than one sheet is provided.
- (6) Provide signature blocks for county approval: Environmental health, environmental management, county engineer, planning commission secretary, zoning administrator, and fire marshal (§ 5-2.3 of Subdivision Regulations).
- (7) Provide name, address, and telephone number of owner and/or developer.
- (8) Provide name, address, and telephone number of the engineer, surveyor, and/or landscape architect including seal, signature, and Georgia registration number. The design profession must be licensed in the State of Georgia.
- (9) Show all land lot lines; land district lines; land section lines; and city and county boundaries intersecting or adjacent to the property.
- (10) Show exterior property lines with bearings and distances of subject property.
- (11) Provide zoning and property owner name and/or subdivision name of all adjacent properties.
- (12) Show location, purpose, and width of any easements of record. Provide a note if there are no existing easements associated with the property.
- (13) Within the general notes, indicate the zoning district; minimum lot size; front, side, and rear setbacks; minimum lot width at the building line and minimum floor area.
- (14) 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.
- (15) 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).
- (16) Provide information regarding the preliminary plat, including date of approval by the Planning Commission and exact wording of any related conditions of approval.
- (17) All applicable zoning regulations shall be indicated on the final plat. Show front, side, and rear setback lines as dashed lines. Indicate minimum lot width at the front building line on each lot (see section 110-77).
- (18) Provide the square footage area and the acreage to the 1/100 th acre on each lot; label the lot numbers; show the bearings & distances of all lots; and identify the parent tract, if applicable.
- (19) Indicate in notes how subdivision lots will be served (i.e. public water, individual well, septic tank or public sewer).
- (20) 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.
- (21) The plat shall show all parcels of land to be dedicated to the County for public use.

- (22) Indicate the boundaries and area to 1/100 th acre for any common areas (i.e. signage, landscaping, cluster mailbox, open space, etc.) Label as "Common Area—Not a Building Lot."
- (23) Indicate the boundaries and area to 1/100 th acre for any proposed developed residential recreational/amenity areas (see section 100-169 of the zoning ordinance as applicable). Label recreation areas "Not a Residential Building Lot, For Recreational Purposes Only."
- (24) Contiguous areas. Provide the contiguous area of each lot to the 1/100 th acre on each lot or in a table. (See section 104-597(3))
- (25) 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, deed and/or reserve for public use the rights-of-way, easements and other ground shown on this plat. All property contained within the right-of-way of all new streets and within the required right-of-way of all existing streets adjacent to the subdivision as indicated hereon, shall be dedicated and conveyed at no cost to Fayette County, a political subdivision of the State of Georgia, upon recordation of said Final Plat with the Fayette County Clerk of Superior Court.

Owner	Date	Mortgagee
_____	_____	_____
_____	_____	_____

**LEVEL III SOIL SURVEY**

I,    (name)    do hereby certify that the Level III Soil Survey information provided on the Soil Map was performed by (company name) in accordance with the procedures specified in the Georgia Department of Human Resources' current Manual for On-Site Sewage Management Systems.

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

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

Georgia DHR Soil Classifier, Professional Geologist, or Professional Engineer

Registration No.

Registration Numbers/License Numbers

\_\_\_\_\_

- (26) Georgia Rule. 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.
- (27) Plat Act. The date(s) of field work, plat preparation and all subsequent revisions including a brief explanation of each revision.

- (28) Georgia Rule. Show the closure precision of the field survey. This may be stated as follows: "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."

If the surveyor determines that a closure precision statement is not appropriate for the survey because a substantial portion of the field measurements were obtained using Global Positioning Systems, then a note of precision or positional accuracy may be placed in compliance with rule 180-7-.09; or if the surveyor feels that a closure precision statement is not appropriate for the survey because redundant linear measurements were used to verify accuracy, the calculated positional tolerance shall be stated and shall comply with rule 180-7-.03.

- (29) Georgia Rule. Show the closure precision of the data shown on the plat. The closure may be stated as follows: "This map or plat has been calculated for closure and is found to be accurate within one foot in \_\_\_\_\_ feet."

- (30) Georgia Rule. For Traditional Survey Equipment, state the type of equipment used to obtain the linear and angular measurements used in preparation of the plat.

When GPS equipment is used in performing the survey.

A note stating what portion (or all) of the survey was performed using GPS equipment.

Note the type of GPS equipment used, including manufacturer and model number, and whether single or dual frequency receivers were used.

Note the type of GPS survey that was performed, such as static, real time kinematic ("RTK"), network adjusted real time kinematic, etc.

A note that discloses the precision of the GPS work done, either in relative positional accuracy, vector closure, or other mathematical expression chosen by the Land Surveyor.

- (31) 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.
- (32) Surveying street centerline curve data shall include the deflection angle (delta), radius, length and tangent.
- (33) Surveying lengths shall be expressed to the nearest one-hundredth ( 1/100 th) of a foot. Angles shall be shown to the nearest second. The error of closure shall not exceed one foot in ten thousand feet.
- (34) Corner lots. Fillet (20-ft radius) or chamfer (20 feet along tangent legs) corner property lines at street intersections including existing road intersections forming a portion of the parcel boundary being subdivided.
- (35) 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.)
- (36) Any new residential lots created on existing roadways, driveways must be shown to have required sight distance. Provide appropriate data on the plat (Development regulations—article III.)
- (37) Show all existing and proposed streets on and adjacent to property. Label road names, R/W widths; provide R/W dedication, as needed.
- (38) Street length. Indicate the length of each street in the subdivision.
- (39) Indicate any proposed golf cart, bicycle, or pedestrian circulation systems, including sidewalks, crosswalks, multi-use paths, etc.

- (40) 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

Plat Act.

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel.

Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

- (41) Monuments show the location, material and description of all monuments.
- (42) Monuments provide a permanent benchmark on site, per § 5-2.5 of the Subdivision Regulations.
- (43) Easements show location, purpose, width and/or dimensions of any easement of record and/or easements within the subdivision. Provide a note if there are no recorded easements found associated with the property.
- (44) State waters. Delineate and label 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.
- (45) 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.
- (46) Floodplain provide a flood hazard certification statement. Reference the FIRM panel number and date. (Current FEMA maps are dated 9/26/2008)
- (47) Floodplain delineate and label all flood hazard areas (natural and manmade). Provide 100-year flood elevations for each hazard area. Reference the source(s) of any flood hazard data shown on the final plat.



- (48) Floodplain indicate the minimum finish floor elevation (MFFE) at least three ft above the 100-year flood elevation or one ft above the future flood plain conditions, whichever is greater, for each lot containing a flood hazard area. Provide the following note if applicable: "Lot(s) (Lot No.) either contain or are adjacent to a Special Flood Hazard Area identified in the Fayette County 2013 Limited Detail Flood Study. As required by Art. IV of the Development Regulations a minimum finished floor elevation is established for the lowest floor elevation including a basement by this study."
- (49) 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. "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."
- (50) 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 inspection and maintenance agreement for stormwater management controls. Stormwater controls shall be on common property.
- (51) 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.
- (52) Indicate the location of a cemetery (if applicable, see Fayette County Code, chapter 12, article VII. Cemeteries, burial grounds, human remains, and burial objects.)
- (53) 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."
- (54) Include the following statements on the face of the plat:

**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 Environmental Management Department.

**WETLAND DELINEATION**

I,  (name)  of  (organization)  do hereby certify that I have field inspected the property known as (subdivision name) on (date) and determined that the property contains (?) or does not contain (?) jurisdictional wetlands as defined by the U.S. Army Corps of Engineers.

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

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

- (55) Label proposed street names and address numbers on each lot for each street frontage(s).
- (56) Indicate and label the location of fire hydrants on all proposed streets and all fire hydrants (existing or proposed) on existing streets adjacent to the subdivision. 01.06 Fire Hydrant placement required at 600 feet intervals for residential subdivision development. 01.05 Fire Hydrant placement required at 400 feet intervals for non-residential subdivision development.

- (57) Indicate and label the location of all water lines in the right-of way. (NOTICE: Any changes to property lines that differ from approved Construction Plans which results in a water meter on an adjacent lot will require the developer to relocate the water meter at their expense.)
- (58) Submittals. The following submittals and checks shall be satisfied prior to final plat approval, as applicable.
- a. Core sample report (development regulations, article III of this chapter).
  - b. Soil density tests (development regulations, article III of this chapter).
  - c. Utilities-power, gas, and water installed (development regulations, article III of this chapter).
  - d. Stormwater management plan (development regulations, article XIII of this chapter).
  - e. Stormwater operations and management plan (development regulations, article XIV of this chapter).
  - f. Storm sewer installation report (development regulations, article III of this chapter).
  - g. Stormwater management inspection and maintenance agreement (development regulations, article XIII of this chapter).
  - h. Stormwater as-built plan (development regulations, article XIV of this chapter).
  - i. Performance bond/irrevocable letter-of-credit (Subdivision regulations, section 104-600). Amount \_\_\_\_\_.
  - j. Maintenance bond/irrevocable letter-of-credit (Subdivision regulations, section 104-600). Amount \_\_\_\_\_.
  - k. Engineering department final inspection. (Call department to schedule.)
  - l. Submit a soil map indicating the classification of soils in the areas of the property proposed for the placement of on-site sewage management systems. The soil classification work shall be done following the procedures for level III soil surveys established in the state department of human resources' current Manual for On-Site Sewage Management Systems. The requirements for a soil classifier are located in said manual.
- (59) Other considerations.
- a. An application may be submitted to the planning and zoning department for the board of commissioners' authorization of motorized cart use in the subdivision after recordation of the final plat (see chapter 26, motor vehicles and traffic and the home page [www.fayettecountyga.gov](http://www.fayettecountyga.gov) for application).
  - b. A petition may be submitted to the environmental management department for the board of commissioners' authorization for the subdivision to become a street light district after recordation of the final plat (chapter 20, article II, pertaining to street lights).
- (c) *The minor final plat.* The minor final plat shall contain all of the following requirements and certification statements and any additional information required to address any state and/or federal requirements. Sheet design: The minor final plat and/or a revision to a recorded minor final plat shall be formatted so when printed the maximum sheet size shall be no more than 24 inches by 36 inches. The following shall be indicated on the minor final plat:
- (1) The title block shall state: "Minor Final Plat of \_\_\_\_\_" A revision to a minor final plat must state "Revised Minor Final Plat of \_\_\_\_\_" and also purpose of revision and date of revision. Within the title block include County, State, land district(s) and land lot(s).
  - (2) Indicate date of plat preparation; provide scale of drawing, stated and shown graphically (Georgia Plat Act).
  - (3) 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.

- (4) Provide a legend for all abbreviations.
- (5) Provide an index of sheets if more than one sheet is provided.
- (6) Provide signature blocks for County approval: Environmental Health, Environmental Management, County Engineer, Planning Commission Secretary, Zoning Administrator, and Fire Marshal (§ 5-2.3 of Subdivision Regulations).
- (7) Provide name, address, and telephone number of owner and/or developer.
- (8) Provide name, address, and telephone number of the engineer, surveyor, and/or landscape architect including seal, signature, and Georgia registration number. The design profession must be licensed in the State of Georgia.
- (9) Show all land lot lines; land district lines; city and/or county boundaries intersecting or adjacent to the subject property.
- (10) Show exterior property lines with bearings and distances of subject property.
- (11) Provide zoning and property owner name and/or subdivision name of all adjacent properties.
- (12) Show location, purpose, and width of any easements of record. Provide a note if there are no existing easements associated with the property.
- (13) Within the general notes, indicate the zoning district; minimum lot sizes; front, side and rear setbacks; and minimum house size.
- (14) Provide total acreage of tract and total number of lots.
- (15) 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).
- (16) All applicable zoning regulations shall be indicated on the minor final plat. Show front, side, and rear setback lines as dashed lines. Indicate minimum lot width at the front building line on each lot (see section 110-77 of the zoning ordinance).
- (17) Provide the square footage area and the acreage to the 1/100 th acre on each lot; label the lot numbers; show the bearings & distances of all lots; and identify the parent tract, if applicable.
- (18) Indicate in notes how subdivision lots will be served (i.e. public water, individual well, septic tank or public sewer).
- (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) Indicate the boundaries and area to 1/100 th acre for any common areas (i.e. signage, landscaping, cluster mailbox, open space, etc.) Label as "Common Area—Not a Building Lot."
- (21) Contiguous Areas—Provide the contiguous area of each lot to the 1/100 th acre on each lot or in a table. (See section 104-597(3))
- (22) Provide the following statement 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, deed and/or reserve for public use the rights-of-way, easements and other ground shown on this plat. All property contained within the required right-of-way of all existing streets adjacent to the subdivision as indicated hereon, shall be dedicated and conveyed at no cost to Fayette County, a political subdivision of the State of Georgia, upon recordation of said Final Plat with the Fayette County Clerk of Superior Court.

Owner	Date	Mortgagee	Date
_____	_____	_____	_____
_____	_____	_____	_____

LEVEL III SOIL SURVEY

I,       (name)       do hereby certify that the Level III Soil Survey information provided on the soil map was performed by I,       (company name)       in accordance with the procedures specified in the Georgia Department of Human Resources' current Manual for On-Site Sewage Management Systems.

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

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

Georgia DHR Soil Classifier, Professional Geologist, or Professional Engineer

Registration No.

Registration Numbers/License Numbers

\_\_\_\_\_

- (23) Georgia Rule. 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.
- (24) Georgia Rule. Show the closure precision of the field survey. This may be stated as follows: "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."  
 If the surveyor determines that a closure precision statement is not appropriate for the survey because a substantial portion of the field measurements were obtained using Global Positioning Systems, then a note of precision or positional accuracy may be placed in compliance with rule 180-7-.09; or if the surveyor feels that a closure precision statement is not appropriate for the survey because redundant linear measurements were used to verify accuracy, the calculated positional tolerance shall be stated and shall comply with rule 180-7-.03.
- (25) Georgia rule. Show the closure precision of the data shown on the plat. The closure may be stated as follows: "This map or plat has been calculated for closure and is found to be accurate within one foot in \_\_\_\_\_ feet."
- (26) Georgia rule. For traditional survey equipment, state the type of equipment used to obtain the linear and angular measurements used in preparation of the plat.

When GPS equipment is used in performing the survey.

A note stating what portion (or all) of the survey was performed using GPS equipment.

Note the type of GPS equipment used, including manufacturer and model number, and whether single or dual frequency receivers were used Note the type of GPS survey that was performed, such as static, real time kinematic ("RTK"), network adjusted real time kinematic, etc.

A note that discloses the precision of the GPS work done, either in relative positional accuracy, vector closure, or other mathematical expression chosen by the land surveyor.

- (27) 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.
- (28) Surveying street centerline curve data shall include the deflection angle (delta), radius, length and tangent.
- (29) Surveying lengths shall be expressed to the nearest one-hundredth (1/100th) of a foot. Angles shall be shown to the nearest second. The error of closure shall not exceed one foot in ten thousand feet.
- (30) Corner lots. Fillet (20-ft radius) or chamfer (20 feet along tangent legs) corner property lines at street intersections, including existing road intersections forming a portion of the parcel boundary being subdivided.
- (31) Any new residential lots created on existing roadways, driveways must be shown to have required sight distance. Provide appropriate data on the plat (Development regulations—article III.)
- (32) Show all existing streets adjacent to property. Label road names, R/W widths; provide R/W dedication, as needed.
- (33) 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

#### Plat Act.

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel.

Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

- (34) Monuments show the location, material and description of all monuments.
- (35) Monuments provide a permanent benchmark on site, per § 5-2.5 of the Subdivision Regulations.
- (36) Easements show location, purpose, width and/or dimensions of any easement of record and/or easements within the subdivision. Provide a note if there are no recorded easements found associated with the property.
- (37) State waters. Delineate and label 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.
- (38) 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.
- (39) Floodplain provide a flood hazard certification statement. Reference the FIRM panel number and date. (Current FEMA maps are dated September 26, 2008)
- (40) Floodplain delineate and label all flood hazard areas (natural and manmade). Provide 100-year flood elevations for each hazard area. Reference the source(s) of any flood hazard data shown on the final plat.
- (41) Floodplain indicate the minimum finish floor elevation (MFFE) at least three feet above the 100-year flood elevation or one foot about the Future Flood Plain Conditions, whichever is greater, for each lot containing a flood hazard area. Provide the following note if applicable: "Lot(s) (Lot No.) either contain or are adjacent to a special flood hazard area identified in the Fayette County 2013 Limited Detail Flood Study. As required by Art. IV of the development regulations a minimum finished floor elevation is established for the lowest floor elevation including a basement by this study.
- (42) 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. "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."
- (43) Stormwater Identify and label all stormwater management control structures (inlets, pipes, headwalls, BMPs, etc.).
- (44) 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.
- (45) Indicate the location of a cemetery (if applicable, see Fayette County Code, Chapter 12, Article VII. Cemeteries, Burial Grounds, Human Remains, and Burial Objects.)
- (46) 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."
- (47) Include the following statement on the face of the plat:

#### WETLAND DELINEATION

I,           (name)           of           (organization)           do hereby certify that I have field inspected the property known as           (subdivision name)           on           (date)           and determined that the property contains  or does not contain  jurisdictional wetlands as defined by the U.S. Army Corps of Engineers.

_____ Signature of Wetland Delineator
_____ Company Address & Telephone

(48) Indicate and label the location of all fire hydrants (existing or proposed) on existing streets adjacent to the subdivision. 01.06 Fire Hydrant placement required at 600 feet intervals for residential subdivision development. 01.05 Fire Hydrant placement required at 400 feet intervals for non-residential subdivision development.

(49) Indicate and label the location of all water lines in the right-of way.

(NOTICE: Any changes to property lines that differ from approved construction plans which results in a water meter on an adjacent lot will require the developer to relocate the water meter at their expense.)

( [Ord. No. 2020-01](#), § 1, 5-28-2020)

Sec. 104-597. - Minimum standards.

The following design standards are in addition to applicable federal, state, and local ordinances, including, but not limited to: the county zoning ordinance, the county development regulations, and the county sign ordinance.

- (1) *Subdivision access.* Where the subdivision does not immediately access an existing public street (county or state owned and/or maintained), the subdivider shall provide access via a new public street or private street which complies with the minimum county standards to an existing public street. Any upgrades to existing public streets to provide adequate access to the subdivision shall be the responsibility of the subdivider. The county engineer or public works director shall determine if any necessary upgrades to the existing public streets are required prior to approving construction of the subdivision.
- (2) *Easements.* All easements shall be shown on the final plat and meet the following standards where applicable.
  - a. Where possible, water lines shall be located outside the curb line on the west and south sides of streets; sewer and gas lines shall be on the east and north sides;
  - b. Water and sewer lines outside of street rights-of-way shall follow side and rear property lines where possible and shall have a minimum easement width of 20 feet. The water system may require a greater width if determined necessary for maintenance or construction;
  - c. Wherever public utility easements are planned adjacent to the subdivision tract boundary or phase, they shall be platted within said subdivision or phase thereof; and
  - d. Drainage easements shall be provided as required in article VIII of this chapter.
- (3) *Contiguous areas for residential development.* Each residential building lot shall have a minimum contiguous area that is free and clear of zoning setbacks, floodplain, watershed protection buffers and setbacks, jurisdictional wetlands, and easements of any kind.

Zoning District	Minimum Contiguous Area (ac)
A-R	0.6
EST, R-85, R-80, R-78, R-75, R-72, R-70, R-55, R-50, R-45, R-40, R-20, DR-15, & C-S	0.3

- (4) *Corporate limits.* Any lot divided by corporate limits (city or county) shall meet fully the requirements of Fayette County on the portion of the lot that is within unincorporated Fayette County for the purposes of a building permit. All corporate limits dividing a lot will be viewed in the same manner as a property line.
- (5) *Street layout and design.*
- a. *Subdivision entrances and street length.* No street or portion of a street may provide access to more than 75 lots unless 1) a second means of access to the lots is provided by another street; or 2) a two-way divided road is used at the entrance and extended to all points within the subdivision until the number of lots being served is 75 or less. Amenity and common areas (e.g., green space) are excluded from the 75-lot limit. Of the two options, use of a second means of access is preferred and shall be provided unless it is determined not feasible by the county engineer due to the lack of adequate road frontage, limited sight distance, or significant environmental constraints.
  - b. *Right-of-way.* Any two-way divided entrance/road shall have a minimum 80-foot right-of-way, two 16-foot travel lanes, curb and gutter, and an 18-foot wide landscape island. Additional specifications for the divided entrance may be found in the development regulations.
  - c. *Corner lots.* Corner property lines at street intersections shall have chamfer corners with minimum chamfer distances of 20 feet in each direction (chamfering means to connect two, non-parallel property lines with a third beveled line). The purpose of the chamfer is to allow sufficient room within the right-of-way for utility placement and maintenance.
  - d. *Curb radius.* The curb radius at street intersections within subdivisions shall be no less than 25 feet. Curb radius requirements for intersections with collectors or arterial streets are dictated by the county development regulations and/or the state department of transportation.
  - e. *Dead-end streets, half-street and alleys.* Dead-end streets, half-streets and alleys are prohibited. Temporary dead-end streets resulting from phased developments shall be constructed with a temporary turn-around.
  - f. *Elbows.* Elbows (i.e., a circular bump-out of the paved road) may be used in lieu of a horizontal curve for road alignment when the centerline tangents have an intersection angle between 90 and 120 degrees. The "elbow" portion of the intersection shall be designed with a paved radius of 42 feet (to back-of-curb) and a 60-foot right-of-way radius. Elbows are not considered cul-de-sacs with respect to required road frontage for subdivision lots.
  - g. *Intersections.* The center lines of no more than two streets shall intersect at any one point. Streets shall intersect as nearly as possible at right angles and no intersection shall have an angle of less than 80 degrees. A tangent section no less than 50-feet long shall be placed



between a centerline curve and the nearest right-of-way line of the street with which it intersects.

- h. *Stub street.* Where it is necessary to provide a street for future connection to an adjacent property, such street shall be constructed in conjunction with the subdivision up to the property line creating a stub street. Said stub street shall be indicated on the preliminary plat and final plat and labeled "Temporary Stub Street." Connecting stub streets shall maintain the same name and be terminated with a temporary turnaround as necessary.
- (6) *Subdivision names.* A proposed subdivision name shall not duplicate the name of another subdivision unless such property is contiguous and internally connected by a street to the subdivision bearing the proposed name and with the same or more restrictive zoning. In addition to meeting the above criteria, the sharing of a subdivision name must be approved by the planning commission. Whenever a new subdivision is permitted by the planning commission to share the name of a previously approved subdivision, such name shall be followed by the appropriate Roman Numerals (e.g., II). Any subsequent subdivisions approved by the planning commission under these provisions shall be numbered in sequence with Roman Numerals.
- (7) *Additional right-of-way.* If the subdivision boundary lies adjacent to the right-of-way line of an existing public street of less than minimum needed right-of-way width, as determined by the county thoroughfare plan, a minimum of one-half the required extra width shall be dedicated, at no cost, to the county by the subdivider.
- (8) *Provisions for public use.* In subdividing land, due consideration shall be given to suitable sites for schools, parks, playgrounds, and other common areas for public use. Such land shall be located in accordance with the comprehensive plan. The acquisition of such land shall rest with the proper authority.

( [Ord. No. 2020-01](#) , § 1, 5-28-2020)

Sec. 104-598. - Minimum requirements.

- (a) *General.* The subdivider shall provide public improvements as required by all applicable county regulations, specifications, and requirements.
- (b) *Curbs and gutter.* The subdivider shall install curb and gutter and proper drainage as required by county specifications.
- (c) *Monuments.* The subdivider shall provide and set iron monuments at all property corners. The monuments shall be an iron rod or pipe of not less than one-half inch in diameter and not less than 18 inches long and driven to a minimum depth of 12 inches.
- (d) *Water supply and sanitary sewerage.* Every lot within a proposed subdivision shall have an approved supply of adequate water and an approved sewage disposal system, as determined by the county water system and the environmental health county manager.
- (e) *Public water facilities.* Where public water facilities are available within the distance specified below, the subdivider shall assure that every lot of the subdivision shall be provided with public water.

Number of Lots	Minimum Distance from Water Line *
6 or more	2,500 feet
For each additional lot after six, an additional 150 feet shall be added per lot to the minimum distance from a water line requiring connection thereto.	

\*Measured along public right-of-way to closest point on property.

Cost differentials based on line sizes and fire hydrants needed to serve a subdivision versus that needed as part of the overall system will be determined by the water system.

- (f) *Fire hydrants.* Standard fire hydrants will be provided at the spacing specified by chapter 12, Fire Prevention and Protection. Design standards shall be as specified by the American Water Works Association.
- (g) *Sanitary sewer.* When a public sewage disposal system is not available, the county environmental health department shall review the preliminary and final plat of a subdivision to determine the feasibility for individual on-site sewage disposal systems. After approval of the final plat of the subdivision, on-site sewage disposal system permit applications must be submitted to the county environmental health department for each individual lot for review and approval. If the lots of a subdivision are to be served by individual subsurface wells, the on-site sewage disposal permit application must indicate the location of the well and on-site sewage disposal system. The subsurface well must be setback at least 100 feet from any on-site sewage disposal system and drainfields.
- (h) *Stormwater drainage.* The subdivider shall provide adequate stormwater drainage in accordance with all applicable county regulations and specifications.
- (i) *Grassing and erosion control.* Proper erosion control measures must be in place throughout the entire phase of construction and must also be in place prior to final plat approval. Permanent grass must also be established on all disturbed areas prior to final plat approval. However, proper temporary erosion control measures and performance bonds can be substituted for a permanent stand of grass during the final plat inspection.
- (j) *Approval of permits.* Building permits may be issued for a phase of a subdivision prior to the completion of the improvements in the entire subdivision, provided that the applicable departments approves the improvements in said phase and it is determined that the lots to be built upon are completely served by the improvements in the completed phase as if it were a separate subdivision.
- (k) *Utilities.* The subdivider shall provide all applicable utilities to the subdivision in accordance with all applicable county requirements. The utilities shall be located as specified by the development regulations. Power and water utilities must be installed, if available in the area, prior to final plat approval. All of the minimum improvements listed in this section of the article must be completed and inspected prior to final plat approval with the exceptions of the installation of utilities in nonresidential subdivisions.

( [Ord. No. 2020-01](#) , § 1, 5-28-2020)

Sec. 104-599. - Provisions for recording of final plats prior to completion of minimum improvements.

- (a) *Performance bond or irrevocable letter of credit.* The following improvements shall be made after the recordation of a major final plat if a performance bond or irrevocable letter-of-credit is provided that meets the standards set hereafter.
  - (1) Paving the top layer (top course) of asphalt on one or more roads within the subdivision; and/or
  - (2) Meeting permanent stabilization requirements within the proposed right-of-way.

Other than those items listed above, all minimum improvements within the subdivision shall be completed and accepted in accordance with the approved construction plans, the county development regulations, and the subdivision regulations prior to the recordation of a final plat, acceptance shall be determined by

the county engineer, the director of utilities, and the environmental management director based on a field inspection of the project and/or review of required submittals. Work to be completed after the recordation of a major final plat shall be guaranteed by either a performance bond or an irrevocable letter of credit and the documents shall be filed with the county engineer prior to his signature on the major final plat.

(b) *Criteria for performance bonds or irrevocable letter of credit for paving.* The amount of the bond or irrevocable letter-of-credit needed for paving shall be the sum of material, labor, equipment, and repair estimates, as determined by the county engineer, using the following guidelines:

- (1) Material costs equal 150 percent of current cost estimate for tack and asphalt;
- (2) Labor and equipment equals 20 percent of material costs; and
- (3) Repairs to binder and base equals 20 percent of material cost.

Additional costs shall be included for unusual circumstances. Performance bonds/irrevocable letters of credit for paving shall be considered only if coring of the asphalt binder and base, as required by the development regulations, demonstrate the work was completed per the approved construction plans and county standards. Paving work shall be completed within two years of recording the major final plat unless an extension is provided by the county engineer. The bonds/irrevocable letters of credit shall not be released until all repairs and paving work are done in accordance with the approved construction plans and the work is accepted by the county engineer.

(c) *Criteria for performance bonds for permanent stabilization.* The amount of the performance bond or irrevocable letter of credit needed for permanent stabilization shall be the sum of material, labor, equipment, and repair estimates, as determined by the environmental management department. At a minimum, the cost estimate shall include all best management practices required to bring the project into compliance with the approved soil erosion and sediment control plan. Additional costs may be included for unusual circumstances. Performance bonds/irrevocable letters of credit for stabilization will be considered only if the environmental management director determines that current weather patterns and the season make permanent stabilization infeasible at this time. Stabilization work shall be completed within one year of recording the major final plat. The performance bonds/irrevocable letters of credit shall not be released until all areas of concern are stabilized in accordance with the approved construction plans and the work is accepted by the environmental management director.

(d) *Conditions thereof.*

- (1) Performance bonds or irrevocable letters of credit delivered for the purpose of guaranteeing construction of minimum improvements pursuant to this section, shall be accepted by the county engineer provided that the subdivider, his heirs, successors and assigns, and their agents and servants will comply with all applicable terms, conditions, provisions, and requirements of these regulations, will faithfully perform and complete the work of constructing and installing said facilities or improvements in accordance with these regulations. The subdivider will save the county from any unnecessary expense incurred through the failure of the subdivider, his heirs, successors or assigns, or their agents or servants, to complete the work of said construction and installation as required by these regulations, and from any damage growing out of negligence in performing or failing to perform said construction and installation. Before acceptance of any performance bond or irrevocable letter-of-credit for paving, the county engineer may, at his direction, have the county attorney review said instrument. A bond shall be executed by a surety or guaranty company qualified to transact business in the state. If an irrevocable letter of credit is offered, it shall be written by a financial institution licensed to do business in the state.
- (2) Duration and release. Performance bonds and/or irrevocable letters of credit posted pursuant to the regulations shall be released or returned, as the case may be, at such time as the facilities guaranteed thereby have been installed and accepted.
- (3) Default. If the construction or installation of any improvements or facilities for which a bond or irrevocable letter of credit is posted is not completed within three months after substantial completion of any building or structures which said improvements of facilities are designed to serve, or if said construction or installations not in accordance with the applicable specifications

and requirements, the county may proceed to construct, install, or modify said improvements of facilities in accordance with the applicable specifications and requirements. In either the case of a bond or an irrevocable letter of credit, the county shall make whatever claims and/or drafts are necessary in order to obtain the funds necessary to so construct or install said improvements of facilities. The default provisions of this section, shall not apply when the governing body acts to permit the subdivider to remove his subdivision from the land records of the county in accordance with the provisions of these regulations.

( [Ord. No. 2020-01](#), § 1, 5-28-2020)

Sec. 104-600. - Acceptance and guarantee of completed minimum improvements; completion.

The following requirements shall be satisfied prior to approval of the final plat by the applicable departments:

- (1) *Submittals.* The subdivider shall provide to the county all applicable submittals as required in the county's development regulations. A detailed list of the specific submittals and contact information for the applicable departments responsible for review and approval of each submittal is available from the county environmental management department.
- (2) *Final inspections.* Upon completion of all minimum improvements, the subdivider shall notify the departments listed on the final plat checklist and request a field inspection. The subdivider is responsible for correcting all deficiencies identified during the final inspections. Improvements shall not be accepted unless they conform to the approved construction plans and all applicable federal, state and local requirements (see forms for final plat checklist at [www.fayettecountyga.gov](http://www.fayettecountyga.gov)).
- (3) *Maintenance bond/irrevocable letter of credit.* The subdivider shall provide to the county engineer, a maintenance bond or an irrevocable letter of credit for the purpose of guaranteeing the materials and workmanship of the minimum improvements for a period of two years. For purposes of bond/irrevocable letter of credit determination, "minimum improvements" includes all materials and work within the proposed right-of-way plus any part of the storm sewer infrastructure serving the subdivision. This includes, but is not limited to: storm pipe, open ditches, headwalls, stormwater management ponds, etc. The subdivider shall be responsible for making any needed repairs to the road or other "minimum improvements" as defined above within the two-year bonding period. Notification of needed repairs may be provided by the county to the subdivider at any time during the bonding period. If the subdivider does not make the necessary repairs within 90 calendar days of said notification, the county engineer shall claim funds from the bond or irrevocable letter of credit to adequately reimburse the county for its cost associated with having the repairs made by a contractor or the appropriate county department. Regardless of project size, the minimum maintenance bond/irrevocable letter of credit is \$5,000.00. If a final plat becomes void, as may happen if not recorded into the county clerk of superior court records within 90 calendar days of approval by the planning commission, the existing maintenance bond/irrevocable letter of credit is also void and a new maintenance bond/irrevocable letter of credit will be required prior to approval of the new final plat.
- (4) *Ownership.* Upon recordation of the final plat, subsequent to approval by the planning commission, the county shall accept ownership of any street right-of-way or other real property shown upon the final plat.
- (5) *Attorney review.* Before acceptance of any maintenance bond or irrevocable letter of credit, the county engineer may, at his direction, have the county attorney review said instrument. If a bond is offered, it shall be executed by a surety or guaranty company qualified to transact business in the state. If an irrevocable letter of credit is offered, it shall be written by a financial institution licensed to do business in the state.

( [Ord. No. 2020-01](#), § 1, 5-28-2020)

Sec. 104-601. - Violations and penalties.

(a) *Violations.*

- (1) It shall be unlawful to convey or improve property by the construction of buildings on lots of any land subdivision which has not been approved and recorded as provided in these regulations, except those parcels recorded prior to the effective date of these regulations.
- (2) It shall be unlawful to record a subdivision plat, or once recorded, to make any changes, with the exception of minor revisions to a recorded final plat, thereon whatsoever which have not been approved by the planning commission in accordance with the provisions of all applicable regulations.

(b) *Penalties.* Any person or persons, firm or corporation or association of persons who shall knowingly divide and offer for sale any real estate in violation of the terms or provisions of this article shall, upon conviction therefore in state court, be punished as provided by this Code.

( [Ord. No. 2020-01](#), § 1, 5-28-2020)

Sec. 104-602. - Amendment.

The board of commissioners shall have the authority to amend these regulations after a public hearing thereon. Notice of the time and place of such public hearing shall be published in a newspaper of general circulation in the county at least 15 calendar days prior to such meeting.

( [Ord. No. 2020-01](#), § 1, 5-28-2020)

Sec. 104-603. - Variance or appeal.

(a) *Variance.* In cases of undue hardship under this chapter, the property owner may petition the planning commission for a variance to the subdivision regulations. A variance may be granted in an individual case upon a finding by the planning commission that all of the following criteria as applicable to the request exist:

- (1) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, environmental impact or topography; and
- (2) The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship; and
- (3) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of these regulations; and
- (4) A literal interpretation of these regulations would deprive the applicant of any rights that others are allowed.

(b) *Appeal.* A property owner may petition the planning commission for an appeal from the decision of any of the aforementioned appropriate departments with regard to interpretation, administration, and enforcement of the subdivision regulations.

(c) *Writ of certiorari (appeal).* An appellant/petitioner has 30 calendar days from the date of the decision of the planning commission and/or board of commissioners to seek a "writ of certiorari" (appeal) with the superior court of the county.

( [Ord. No. 2020-01](#), § 1, 5-28-2020)