

## FAYETTE COUNTY FINAL PLAT CHECKLIST ENVIRONMENTAL MANAGEMENT DEPARTMENT

**Project:** \_\_\_\_\_

**Applicant:** \_\_\_\_\_

Plan Included  
Page# Y/N

Items marked with **N** are missing or deficient

- |       |       |   |
|-------|-------|---|
| _____ | _____ | 1. Monuments – Show the location, material and description of all monuments.  |
| _____ | _____ | 2. Monuments – Provide a permanent benchmark on site, per §5-2.5 of the Subdivision Regulations.  |
| _____ | _____ | 3. 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.   |
| _____ | _____ | 4. 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.   |
| _____ | _____ | 5. 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.   |
| _____ | _____ | 6. Floodplain – Provide a flood hazard certification statement. Reference the FIRM panel number and date. (Current FEMA maps are dated 9/26/2008)   |
| _____ | _____ | 7. Floodplain – Delineate and label all flood hazard areas (natural and man-made). Provide 100-year flood elevations for each hazard area. Reference the source(s) of any flood hazard data shown on the final plat.  |
| _____ | _____ | 8. Floodplain – Indicate the minimum finish floor elevation (MFFE) at least 3 ft above the 100-year flood elevation or 1 ft about the Future Flood Plain Conditions, which ever is greater, for each lot containing a flood hazard area. Provide the following note if applicable: <i>“Lot(s) (<b>Lot No.</b>) 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.</i> |
| _____ | _____ | 9. Wetlands – Delineate all jurisdictional wetlands. Identify the source of the wetland delineation. Include the following statement, if applicable, or provide a note if there are no wetlands on the property. <i>“Wetlands shown on this plat are under the jurisdiction of the U.S. Army Corps of Engineers. Property owners may be subject to</i>  |

**FAYETTE COUNTY FINAL PLAT CHECKLIST  
ENVIRONMENTAL MANAGEMENT DEPARTMENT**

penalty by law for disturbance to these wetland areas without proper authorization.”

Plan            Included            Items marked with **N** are missing or deficient  
Page#            Y/N

- |       |       |   |
|-------|-------|---|
| _____ | _____ | 10. 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. |
| _____ | _____ | 11. 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. “   |
| _____ | _____ | 12. Include the following statement:  |

**STORMWATER MANAGEMENT INSPECTION & MAINTENANCE**

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

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

- | Start<br>Date | Finish<br>Date |   |
|---------------|----------------|---|
| _____         | _____          | 13. Soil Density Tests (§8-49.2)  |
| _____         | _____          | 14. Storm Sewer Installation Report (§8-454(F))                           |
| _____         | _____          | 15. PE Construction Inspection Reports of Stormwater Controls (§8-455(A)) |
| _____         | _____          | 16. PE Stormwater System Final Inspection and As-Built Plans (§8-455(B))  |
| _____         | _____          | 17. Stormwater Management Operations & Maintenance Plan (§8-453(B)(10))   |

**FAYETTE COUNTY FINAL PLAT CHECKLIST  
ENVIRONMENTAL MANAGEMENT DEPARTMENT**

- \_\_\_\_\_ 18. Inspection and Maintenance Agreement for Stormwater Controls (§8-453(C))
- \_\_\_\_\_ 19. Master Erosion and Sedimentation Control Plan for House Construction
- \_\_\_\_\_ 20. Installation of Improvements (§7-8 of S/D regulations)
- \_\_\_\_\_ 21. Grassing and Erosion Control (§7-9 of S/D regulations)
- \_\_\_\_\_ 22. Performance Bond (§8-1 and 8-2 of S/D regulations)
- \_\_\_\_\_ 23. Maintenance Bond (§9-1 of S/D regulations) Amount \$
- \_\_\_\_\_ 24. Street Light Petition (§4-2.5 of S/D regulations)
- \_\_\_\_\_ 25. Electronic copy of plat in state plane coordinates (§4-2.5 of S/D regulations)( NAD-83, Georgia West Zone 1002).
- \_\_\_\_\_ 26. Environmental Management final inspection. (Call Department to schedule.)

**Comments:**

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**Environmental Management Department**  
140 Stonewall Avenue West, Suite 203  
Fayetteville, Georgia 30214  
(T) 770-305-5410  
(F) 770-305-5256  
E-mail: [emd@fayettecountyga.gov](mailto:emd@fayettecountyga.gov)

Environmental Management Department  
Resubmit/Date

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Environmental Department Approval/Date

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