



MINOR REVISION FINAL PLAT CHECKLIST PLANNING & ZONING

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MINOR REVISION TO A FINAL PLAT CHECKLIST

PLANNING AND ZONING

1. The title block shall state: "Minor Revision to the (Major or Minor) Final Plat ofand 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 and Zoning Administrator/designee.
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; city and/or county boundaries intersecting or adjacent to the property.
10. Show location, purpose, and width of any easements of record. Provide a note if there are no existing easements associated with the property.
11. Within the general notes, indicate the zoning district; minimum lot sizes; front, side and rear setbacks; minimum lot width at the building line and minimum floor area.
12. 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).
13. Provide Information regarding the preliminary plat, including date of approval by the Planning Commission and exact wording of any related conditions of approval (if applicable).
14. 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). Show original property line as a dashed line and label "Original Property Line", as applicable.

15. Provide the square footage area and the acreage to the 1/100th acre on each lot; label the lot numbers; and show the bearings & distances of all property lines.

16. 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.

17. Contiguous Areas. Provide the contiguous area of each lot to the 1/100th acre on each lot or in a table. (See section 104-597(3)) NOTE: this will not apply to final plats recorded prior to March of 2006 or final plats associated with a preliminary plat approved prior to March of 2006.

18. Provide the following on the face of the plat.

OWNER'S CERTIFICATE

I/we, the undersigned, certify that as the legal owner/owners of the subject property/properties, I/we hereby authorize the submittal of this revised Final Plat for my/our property/properties.

Owner Date

ENVIRONMENTAL MANAGEMENT DEPARTMENT

1. Monuments – Show the location, material and description of all monuments.
2. Monuments – Provide a permanent benchmark on site, per Sec. 104-598 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), including cross drains). 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 three ft above the 100-year flood elevation or one ft 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

9. 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.

10. 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.

11. Indicate the location of a cemetery (if applicable, see Fayette County Code, Chapter 12, Article VII. Cemeteries, Burial Grounds, Human Remains, and Burial Objects) and provide a 20’ access/maintenance easement to and around the cemetery.

12. 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.”

13. If required by the Environmental Management Department, 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_____

Or, if approved by the Environmental Management Department, include the following statement: "Per the national wetlands inventory the site (does/does not) contain jurisdictional wetlands. Any jurisdictional wetlands on the site 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 jurisdictional wetland areas without proper authorization."