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

The Planning & Zoning Department is located at 140 Stonewall Avenue West, Suite 202, Fayetteville, Georgia 30214. The office is open from 8:00 A. M. until 5:00 P. M Monday through Friday.

Number of Preliminary Plats to submit/resubmit: 8 hard copies, 1 electronic copy
Owner of Property:_____________________________________________________

Address:_________________________________________________________________

Phone:______________________ E-Mail ______________________________________

Agent for Owner:__________________________________________________________

Address:_________________________________________________________________

Phone:______________________ E-Mail ______________________________________

Location: Land Lot(s) ___________ District: _________________________________

Road:_____________________________________________________________________

Present Zoning:________________________________________________________________

Total Number of Acres:___________ Total Number of Lots:_______________________

Street Access Name:________________________________________________________

Surface Type:_________________________________________________________________

Subdivision Name:___________________________________________________________

Interior Street Names:________________________________________________________

________________________________________________________________________

________________________________________________________________________

Location of Nearest Water Line:_______________________________________________
(If Applicable)

________________________________________________________________________

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

_____________________, 20__ ______________________________
Date Applicant Signature
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.

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

14. All applicable zoning regulations shall be indicated on the Preliminary Plat. Show front, side, and rear setback lines as dashed lines. Indicate minimum lot width at the front building line on each individual lot or in a legend.

15. Provide the area of each lot and contiguous area (if applicable, see Section 8-505.) to the 1/100th acre; label the lot numbers; and show the dimensions of all lot lines.

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

16. Indicate how lots will be served by water and sewage disposal. Indicate the proposed layout of waterlines, fire hydrants, and sewer lines (if applicable.) If County water is not available, indicate how subdivision will be served (i.e., individual well/septic tank.)

17. Indicate all existing structures and buildings and label as “to remain” or “to be removed”. Structures and buildings that will remain must be shown on individual lots and meet all applicable zoning requirements. Also indicate any improvements such as existing railroads, sewers, bridges, culverts, drain pipes, water mains, water wells, parks, public open spaces, etc. Provide a note if there are no existing structures, buildings, or improvements on the subject property.

18. Indicate the location of a cemetery (if applicable, see Fayette County Code, Chapter 12, Article VII. Cemeteries, Burial Grounds, Human Remains, and Burial Objects.)

19. The plat shall show all parcels of land to be dedicated to the County for public use.
## Preliminary Plat Checklist

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<td></td>
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<td>20. Indicate the boundaries and enhancement areas for any proposed common areas including signage. Label as “Common Area – Not a Building Lot” and/or “Signage.”</td>
</tr>
<tr>
<td></td>
<td></td>
<td>21. Indicate the boundaries and area to 1/100th acre for any proposed Developed Residential Recreational/Amenity Areas. Label recreation</td>
</tr>
<tr>
<td></td>
<td></td>
<td>22. Show all existing and/or proposed streets on and/or adjacent to property. Label right-of-way widths. Label proposed street names. Provide right-of-way dedication, as needed.</td>
</tr>
<tr>
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<td>23. Statements and/or Certifications. Provide the following statements and/or certifications, if applicable:</td>
</tr>
<tr>
<td></td>
<td></td>
<td>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 (1) 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.”</td>
</tr>
<tr>
<td></td>
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<td>b. “This Preliminary Plat has been reviewed and approved by the Planning Commission on <em><strong>/</strong></em>/____.”</td>
</tr>
<tr>
<td></td>
<td></td>
<td>c. “Each residential building lot has a minimum contiguous area that is free and clear of zoning setbacks, watershed protection buffers and setbacks, jurisdictional wetlands, and easements of any kind.” Indicate the contiguous area (in acres) on each individual lot or in a legend.”</td>
</tr>
<tr>
<td></td>
<td></td>
<td>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 <em>Manual for On-Site Sewage Management Systems</em>. The requirements for a Soil Classifier are located in said manual.</td>
</tr>
</tbody>
</table>
25. **SOIL CLASSIFICATION DELINEATION**

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

_____________________________    _________________________________
Signature of Soil Classifier  Georgia DHR Soil Classifier, Professional Geologist, or Professional Engineer  Registration No.  Registration Numbers/License Numbers

______________________________
Company Address & Telephone

**Comments:**

______________________________
E-mail: cblaine@fayettecountyga.gov
# PRELIMINARY PLAT CHECKLIST
## ENGINEERING DEPARTMENT

<table>
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<td>_____</td>
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<td>26. Corner Lots – Fillet (20 foot radius) or chamfer corner property lines at street intersections.</td>
</tr>
<tr>
<td>_____</td>
<td>_____</td>
<td>27. Street Length – Indicate the length of each street in the subdivision.</td>
</tr>
<tr>
<td>_____</td>
<td>_____</td>
<td>28. 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.)</td>
</tr>
<tr>
<td>_____</td>
<td>_____</td>
<td>29. Indicate any proposed golf cart, bicycle, or pedestrian circulation systems, including sidewalks, crosswalks, multi-use paths, etc.</td>
</tr>
<tr>
<td>_____</td>
<td>_____</td>
<td>30. Show existing (dashed) and proposed (solid) contour at ten (10) two (2) foot intervals of elevation and be based upon North American Datum NAD 1983 State Plane Georgia West.</td>
</tr>
</tbody>
</table>

**Comments:**

____________________________________________________________________________________
____________________________________________________________________________________
____________________________________________________________________________________
____________________________________________________________________________________
____________________________________________________________________________________

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**Engineering Department**

115 McDonough Rd.
Fayetteville, Georgia 30214
(T) 770-320-6009
E-mail: pmallon@fayettecountyga.gov

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**Engineering Department**

Resubmit/Date

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**Engineering Department**

Approval/Date
31. 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.”

32. 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.

33. 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.

34. 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.

35. 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 Manuel will be satisfied or why any exemptions may apply.

36. 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.

37. 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.

38. Delineate all jurisdictional wetlands and provide the source of the wetland determination. Provide a note if there are not wetlands on the property. The wetland delineation shall be made following the procedures established by the U.S. Army Corps of Engineers.
39. Include the following statement:

**WETLAND DELINEATION**

I, ___________________________ of _____________________________________

name 

organization 

do hereby certify that I have field inspected the property known as

__________________________ on ___________ and determined that the property

subdivision name 

date 

contains does not contain jurisdictional wetlands as defined by the U.S. Army Corps of Engineers.

__________________________

Signature of Wetland Delineator

____________________________________

Company Address & Telephone

Comments:

_____________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________

__________________________________

Environmental Management Department 
140 Stonewall Avenue West, Ste. 203 
Fayetteville, Georgia 30214 
(T) 770-305-5410 
E-mail: emd@fayetecountyga.gov

____________________________________________

Environmental Management Department 
Resubmit/Date 

____________________________________________

Environmental Management Department 
Approval/Date 

____________________________________________