



CONCEPTUAL PLAT APPLICATION



Peachtree City
Planning & Development
153 Willowbend Road
Peachtree City, Georgia 30269



SUBDIVISION PROCESS FLOW CHART

153 Willowbend Rd, Peachtree City, GA 30269
770-487-5731
WWW.PEACHTREE-CITY.ORG





**CONCEPTUAL PLAT
APPLICATION &
PROJECT DATA SHEET**
153 Willowbend Rd, Peachtree City, GA 30269
770-487-5731
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Fee: \$300+\$5/lot
Receipt # _____
Date Filed ____ / ____ / ____
Plan Review# _____
<i>Office Use Only</i>

Name of Proposed Project: _____

PRE-SUBMITTAL/DESIGN REQUIREMENTS:

The following items are intended to help guide the design professional in the design and plan preparation process prior to the official submittal to the City.

		YES	NO
A	ENGINEERING CONCEPT PLAT CHECKLIST attached to this application and available on the Engineering website at Government > Engineering> Development Standards. Use the Concept Plat Checklist http://www.peachtree-city.org/index.aspx?nid=287 .	<input type="checkbox"/>	<input type="checkbox"/>
B	PLANNING CONCEPT PLAT CHECKLIST attached to this application and available on the Planning & Zoning website at Government > Planning and Zoning > Files, Forms & Downloads. Use the Conceptual Plat Design Checklist http://www.peachtree-city.org/DocumentCenter/View/9677	<input type="checkbox"/>	<input type="checkbox"/>

Please make sure all items above are reviewed, otherwise there may be delays in review.

SUBMITTAL REQUIREMENTS:

The following items are intended to help guide applicant in what to include with a submittal.

		YES	NO
1	Appropriate fee attached? If NO – Explain:	<input type="checkbox"/>	<input type="checkbox"/>
2	Application below filled out? If NO – Explain:	<input type="checkbox"/>	<input type="checkbox"/>
4	Are both the Engineering Concept Plat Checklist and the Planning Conceptual Plat Design Checklist filled out and attached? If NO – Explain:	<input type="checkbox"/>	<input type="checkbox"/>
5	Concept Plat and application submitted in electronic .pdf form on CD, flash drive, or via email or electronic file transfer program?	<input type="checkbox"/>	<input type="checkbox"/>

Please make sure all items above are completed and included with your submission.

Incomplete submissions will result in delays.



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SITE LOCATION	Name of Project: _____ Address: _____ _____ Parcel #(s): _____	SITE INFORMATION	Zoning _____ Property Size: _____ _____ <div style="display: flex; justify-content: space-around; font-size: small;"> Square Feet Acres </div> Number of proposed lots: _____
PRIMARY POINT OF CONTACT	Name _____ Address _____ City, State, Zip _____ Phone # _____ Email _____	OWNER	Name _____ Address _____ City, State, Zip _____ Phone # _____ Email _____
DEVELOPER	Name _____ Address _____ City, State, Zip _____ Phone # _____ Email _____	ENGINEER	Name _____ Address _____ City, State, Zip _____ Phone # _____ Email _____

UTILITIES	Water: <input type="checkbox"/> Public <input type="checkbox"/> Private well Sewer: <input type="checkbox"/> Public <input type="checkbox"/> Private septic Electric: <input type="checkbox"/> Underground <input type="checkbox"/> Will be overhead (only permitted on certain properties in the City) Other: _____
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PROJECT DESCRIPTION	
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With the signing and submittal of this application, the property owner authorizes the Peachtree City Staff to enter onto the subject property to collect data and other information in order to accurately prepare reports or other documentation for review by the Planning Commission and City Council. By signing below, I hereby certify that the above listed information and the accompanying materials as requested are accurate.

Applicant Signature: _____ Date: _____



CONCEPTUAL PLAT CHECKLIST

DEVELOPMENT NAME:

LOCATION:

DATE:

VERSION:

TARGET PLANNING COMMISSION MEETING:

APPROVAL DEADLINE FOR MEETING:

Submit this form with subsequent redlines

per Land Development Section 704 Grading Plan

- Grading minimized
- Large visible walls limited. Terracing encouraged

per Section 703 Access

- Consider future development access/ inter-parcel access, especially on collector and arterials

per Section 706 Multi-use paths and Section 804 Multi-use path design standards

- Multi-use path nearby?
- Multi-use path planned? (Map available on City website)
- Minimum 4 ft from property line
- Minimum 10 feet wide. Easement minimum 20 feet wide
- Path between lots must be on city-owned greenbelt at least 50 feet wide and deeded to the city.

per Section 712 Parks, playgrounds and recreation areas

- 3 acres per 100 dwelling units. # units: _____ Recreation/parks requirement: _____
- If less than four acres required, located at edge of subdivision so additional land may be added in future
- Minimum 2 acres reserved for recreation purposes
- Street access for active recreation purposes
- Alternative procedure requested (and approved by Planning Commission. See ordinance for specifics)
- A developer may propose an overall plan for recreation needs, approved by planning commission.

Per Section 713 Easements

- Easements shall have a minimum width of ten feet

Per Section 714 Special screening

- Special screening 10 ft min. required on the sides that abut streets or single-family residential subdivisions.

per Sections 716 through 721 Standards for Street Design

- Continue existing streets- same width
- Minimum 125 street jogs measured by centerline
- No reserve strips permitted
- Cul-de-sac maximum length 1,200 feet
- No direct residential access to arterials and collectors (sec. 803)
- If sidewalks included, min. 2 feet from back of curb. (Sec. 806)

Conceptual Plat Design Checklist

per Land Development Section 723 Buffer Standards for Major Thoroughfares

- Is the property along a Major Thoroughfare? _____ If yes, major thoroughfare category: _____
- Required buffer:
 - Arterial:*
 - Residential buffers. 100 ft (min) city-owned greenbelt required
 - Nonresidential buffers. 60 ft tree-save/landscape buffer
 - Scenic Road (Peachtree Parkway North between Gin Branch and Flat Creek)*
 - Residential buffers. 100 ft (min) city-owned greenbelt required
 - Nonresidential buffers. See ordinance
 - Scenic Road (Aberdeen [see ordinance] & Riley Pkwy between Aberdeen and Flat Creek)*
 - Residential buffers. 50 ft (min) city-owned greenbelt required
 - Nonres. buffers min 50 ft undisturbed natural buffer; or min 50 ft city-owned greenbelt
 - Community Collector*
 - Residential buffers. 50 ft (min) city-owned greenbelt required
 - Nonresidential buffers. 50 ft tree-save/landscape buffer
 - Village Collector*
 - Residential buffers. 25 ft (min) city-owned greenbelt required
 - Nonresidential buffers. 25 ft tree-save/landscape buffer

per Section 902 Lot sizes

- Zoning category: _____ Max. du per net acre: _____ Min. lot area: _____
- Minimum lot width: _____ If adj. to existing of future street ROW: _____
- Building setback requirements:
 - Front: _____ Front garage: _____
 - Side: _____ Building separation: _____
 - Rear: _____ Rear greenbelt: _____
- Adjacent property zoning: North: _____ South: _____ East: _____ West: _____ Other: _____
- Screening required per zoning category or Sec 714 of LDO: _____

Per Section 1104 Preservation of protected and specimen trees

- the actual or schematic locations of all specimen trees shown by location, species and size.

per Section 502 of the Land Development Ordinance

- Proposed name of subdivision
- Name and address for property owner. Name; address and telephone number of the subdivider of property
- Vicinity map showing the location of the proposed subdivision in relation to surrounding development
- Location of property by land lot and district, graphic scale, total acreage, north arrow, and date
- Property lines of adjoining tracts of land, including property owner and zoning
- Location, width, and names of all existing streets adjacent to the tract
- Approximate location of property lines, existing and proposed easements, rights-of-way, watercourses and associated buffers (wetlands, State Waters, MNGWPD, and watershed protection).
- Delineate 25-foot undisturbed buffer around all wetlands.
- Delineate current FEMA floodplain elevation and City Future Conditions floodplain
- Approximate topography
- Approximate location and widths of proposed streets
- Approximate location of all proposed or existing lots and land to be set aside for recreation or other public use
- The location of greenbelts and other areas to be landscaped

Required Notes

- Approved plat expires 12 months from the date of approval if construction plans are not submitted