



ENGINEERING DEPARTMENT
 209 McIntosh Trail
 Peachtree City, GA 30269
 Phone: 770-631-2538
 Fax: 770-631-2552
 www.peachtree-city.org

CHECKLIST FOR PRELIMINARY PLATS

DEVELOPMENT NAME:

LOCATION:

REVIEWED BY:

DATE:

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- ___ 1. The preliminary plat shall be clearly drawn at a scale of no less than one hundred (100) feet to one (1) inch and shall contain the following:
- ___ 2. Proposed name of subdivision, proposed street names and address of the owner of record.
- ___ 3. Name, address, and telephone number of the subdivider.
- ___ 4. Date of survey, north point and graphic scale, source of datum, date of plat drawing, and space for revision dates.
- ___ 5. Preliminary certificates and statements specified in section 504 of this article.
- ___ 6. Acreage of the subdivision.
- ___ 7. Tax map, block and parcel number.
- ___ 8. Vicinity map showing location.
- ___ 9. Name of former subdivision if any or all of the land in the preliminary plat has been previously subdivided, showing boundaries of same.
- ___ 10. Preliminary boundary lines of the tract indicated by a heavy line giving lengths and bearings. The boundary lines shall include the entire tract to be subdivided and data as required herein shall apply to the entire tract.
- ___ 11. Natural features within the proposed subdivision, including drainage channels, bodies of water, and other significant features. On all watercourses leaving the tract, the direction of flow shall be indicated, and for all watercourses entering the tract the direction and acreage of the drainage area above the point of entry shall be noted. The 100-year floodplain as depicted on the FEMA flood study shall be indicated if any portion of the proposed subdivision is within the boundaries of said floodplain. In the event that a flood hazard area has been identified by approximate methods but has not been studied in detail by FEMA, the developer will determine the base flood elevations for the proposed subdivision.
- ___ 12. Cultural features within and adjacent to the proposed subdivision including right-of-way and pavement widths, names of existing and platted streets, all easements, city and county lines, location and dimensions of bridges, utility lines and structures, buildings, and culverts, should also be indicated.

- ___ 13. Proposed layout of the subdivision including lot lines with rough dimensions, lot numbers, block letters, street and alley lines with street names, multi-use path locations, right-of-way widths, greenbelts, building setback lines, zoning district, easements, or other dedications for public uses.
- ___ 14. Unit division, phasing, or stage development, if any, as proposed by the subdivider.
- ___ 15. Location of existing and proposed water supply, sanitary sewerage and storm drain lines and structures.
- ___ 16. Acreage in street rights-of-way.
- ___ 17. Linear feet of all streets.
- ___ 18. Acreage in single-family lots.
- ___ 19. Acreage in other land uses.
- ___ 20. Average lot size.
- ___ 21. Location of all watercourses and applicable buffers (wetland buffers, State Waters, MNGWPD and Watershed Protection buffers).
- ___ 22. Location of City Existing/Future Conditions Floodplain areas and floodway elevations.
- ___ 23. General location of a proposed structural stormwater management facility.
- ___ 24. Location of streetlights.
- ___ 25. Location of any public or private recreation areas.
- ___ 26. Development schedule showing completion dates for subdivision.
- ___ 27. No direct residential access to arterial or collector street.
- ___ 28. Paths to be placed on 50 ft wide greenbelt in between residential lots.

Add note “Preliminary Plat shall expire 12 months from date of approval if construction plans are not submitted to the City Planner.”

Note: As of 01/07/2021 RRv will be require on all new development and redevelopment. See Local Design Manual for details.

REVIEW COMMENTS:

ENGINEERING DEPARTMENT

Redlined Drawings must be returned with subsequent submittals! Otherwise re-submittals will be rejected.

Direct questions regarding the above issues to:
Engineering Department

209 McIntosh Trail, Peachtree City, Georgia 30269

(p) 770.631.2538