



FINAL PLAT MINOR SUBDIVISION APPLICATION & PROJECT DATA SHEET

153 Willowbend Rd, Peachtree City, GA 30269
770-487-5731

WWW.PEACHTREE-CITY.ORG

Fee: \$300+\$5/lot

Receipt # _____

Date Filed ___ / ___ / ___

Plan Review# _____

Office Use Only

SITE INFORMATION	Name of Subdivision: _____ Address: _____ Original Parcel #(s): _____ Number of proposed lots: _____ Zoning: _____	OWNER	Name _____ Address _____ City, State, Zip _____ Phone # _____ Email _____
PRIMARY POINT OF CONTACT	Name _____ Address _____ City, State, Zip _____ Phone # _____ Email _____	SURVEYOR	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: _____
------------------	---

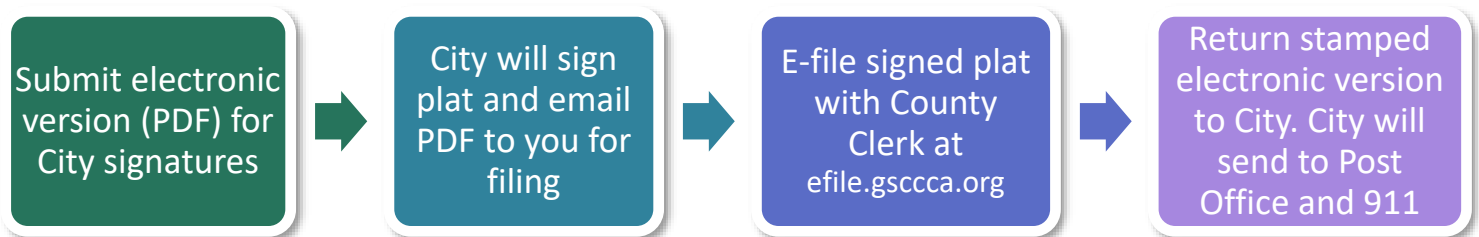
SUMMARY OF CHANGES	Briefly describe what the plat shows.
-------------------------------	---------------------------------------

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: _____

Property Owner Signature: _____ Date: _____

Post Plat Review Process:



FINAL PLAT MINOR SUBDIVISION DESIGN CHECKLIST

DEVELOPMENT NAME:

LOCATION:

DATE:

VERSION:

.....
per Section 503 of the Land Development Ordinance Final plat specifications

- PDF 18x24 inches, scale no less than 100 feet to 1 inch. If the complete plat cannot be shown on one sheet, then said final plat shall be shown on several sheets with an index map indicated on each sheet.
- The final plat signed and sealed by a registered land surveyor licensed to practice in the state.
- Lots or sites shall be numbered in numerical order and blocks shall be lettered alphabetically.
- Boundary lines of the property, to be indicated by a heavy line, giving distances to the nearest one one-hundredth foot and bearing to the nearest second, which shall be balanced and closed with an error of closure not to exceed one to 10,000. The error of closure shall be stated on the plat.
- Exact locations, widths and names of all streets and alleys within and immediately adjoining the plat.
- Street centerlines shall show angles of deflection and standard curve datum radii, length of tangents and arcs, and degree of curvature with basis of curve data.
- Lot lines and dimensions to the nearest one-tenth foot, and bearing to the nearest second radii of rounded corners, as necessary to describe each lot.
- Each lot and other parcel of land shall have the area, expressed to the nearest square foot, shown within the boundary of the same.
- Building setback lines on each lot.
- Addresses of each lot to be platted.
- Identification of all buffers, landscape strips, greenbelt, access easements, etc. as required by this ordinance.
- Location of any easements, public service utility right-of-way lines, etc.
- FEMA map panel and number with note stating the site is out of the floodplain. Both natural and artificial floodplain shall be shown with elevations and minimum finished floor elevations (MFFE)
 - MFFE's must be based off as-built elevations of ponds and low areas.
 - A floodplain chart shall be provided on the plat identifying the area within and outside the floodplain for each lot containing a portion of the 100-year floodplain along with the MFFE required for each lot. 70% of the minimum lot size for that zoning district must be out of the floodplain.
 - MFFE's must be established at three feet above the 100-year elevation or one foot above top of dam elevation/ road elevation, whichever is greater. Accurate location, material and description of monuments and markers shall be shown. Monuments to be placed after final street improvements shall be designated as "future."
- Benchmark with horizontal and vertical datum information.
- Indicate type of water or sewer services provided on the plat.

Required Notes

- Final surveyor's certificate.* It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist or are marked as "future" and their location, size, type, and material are correctly shown: This plat conforms to all requirements of Georgia Plat Act. By (name) Registered Georgia Land Surveyor (#)
- Owner's certificate.* I, being the owner of the land shown on this plat, hereby certify that all state, city and county taxed or other assessments now due on this land have been paid. (Signature and Date)

Final Plat Minor Subdivision Design Checklist

- Drainage note.* The owner of record, on behalf of himself and all successors in interest specifically releases the City of Peachtree City from any and all liability and responsibility for flooding or erosion from storm drains or erosion from storm drains or from flooding from high water of natural creeks, rivers or drainage features shown herein. A drainage easement is hereby established for the sole purpose of providing for the emergency protection of the free flood surface waters along all watercourses as established by the city. The City Engineer and/or the City's Public Works Department may conduct emergency maintenance operations within this easement where emergency conditions exist. Emergency maintenance shall be the removal of trees and other debris, excavation, filling and the like, necessary to remedy a condition which in the judgment of the City Engineer or Public Works Director, is potentially injurious to life, property or the public roads or utility system. Such emergency maintenance, conducted for the common good, shall not be construed a continuing maintenance obligation of the City of Peachtree City nor an abrogation of the city's rights to seek reimbursement from the owner (s) of the property(ies) of the lands that generated the conditions.

The City of Peachtree City shall not be held accountable or liable for claims of injury or damage resulting from the stormwater drainage system installed on the property identified on this plat and shall be indemnified from claims brought by downstream owners based on the operation, failure to operate, improper design or improper construction.

- Final plat approval:* This plat complies with the zoning regulations, the land development ordinance and all other regulations governing the land development for the City of Peachtree City.
City Engineer, City Planner, Mayor/City Manager, City Clerk (Dates)
- Health department (if applicable):* Prior to submittal of building plans, the owner of each lot shall submit a Level 3 soils test to the Fayette County Health Department indicating the lot is suitable for a septic system.
Environmental Health Specialist (signature) Date
- Owner's acknowledgement.* The owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey, and that he or she is aware and acknowledges the changes shown on this plat. Owner/agent (Date)
- Restrictive deeds and covenants (if applicable).* This subdivision is subject to the restrictive deeds and covenants as recorded Deed Book __ Page __ at the Fayette County Courthouse. The City of Peachtree City does not enforce these covenants or administer Homeowner Associations
- Sidewalks (if applicable):* Sidewalks are the maintenance responsibility of the Homeowners Association (HOA), or the individual property owner whose lot frontage abuts the sidewalk in the absence of a valid HOA.