

Fayette County Community Development Division  
Engineering and Zoning Yield Plan Checklist

**Project:** \_\_\_\_\_

**Applicant :** \_\_\_\_\_

**Zoning** (Items marked with \* are missing or deficient)

- \_\_\_\_\_ 1. Show name of subdivision, scale of plat (not to exceed 1" = 100'), north arrow, date, and vicinity map.
- \_\_\_\_\_ 2. Show name, address, and telephone number of owner and/or developer.
- \_\_\_\_\_ 3. Show name, address, and telephone number of the design professional.
- \_\_\_\_\_ 4. Provide registration number, seal, and signature of an engineer, surveyor, or architect licensed in the State of Georgia.
- \_\_\_\_\_ 5. Show property lines with bearings and distances of subject property. Provide a matching Warranty Deed and legal description of property (this will be used to advertise the property during the rezoning process).
- \_\_\_\_\_ 6. Provide total acreage of tract, acreage in lots, acreage in right-of-way and acreage used for stormwater management. Calculate net density (units/acre) using the total area less the area for R/W and stormwater.
- \_\_\_\_\_ 7. Indicate current zoning and proposed zoning of property. Provide zoning and property owner name and/or subdivision name of all adjacent properties.
- \_\_\_\_\_ 8. Identify all existing structures and label as "to remain" or "to be removed". Structures to remain must be shown on individual lots and meet all applicable zoning requirements. Provide a note if there are no existing structures on the property.
- \_\_\_\_\_ 9. Show all existing and proposed streets on and adjacent to property. Label R/W widths; provide R/W dedication, as needed.
- \_\_\_\_\_ 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. Show and dimension all proposed lot lines, lot numbers, and lot sizes to the nearest 1/100<sup>th</sup> acre.
- \_\_\_\_\_ 12. Show front, side, and rear setback lines as dashed lines. Show minimum lot width at the building line.

**Engineering**

- \_\_\_\_\_ 13. Show existing land contour lines at ten (10) foot intervals. Label the contours. Indicate source of topographic data.
- \_\_\_\_\_ 14. Delineate soil type boundaries per Soil Conservation Service Maps. Include a soil legend. For clarity, this information may be provided on a separate sheet.

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- \_\_\_ 15. Show and label all state waters on or within 200 feet of the project area. Delineate applicable watershed project buffers and setbacks. Show the 1,000-ft watershed protection impact boundary. Provide a note if there are no state waters.
- \_\_\_ 16. Delineate FEMA 100-year floodplain and the 100-year flood elevation for any ponds, lakes or other man-made flood hazards on the property. Provide a note if there is no floodplain on the property. Reference the FIRM panel number.
- \_\_\_ 17. Indicate the area outside floodplain for each lot containing a flood hazard area. These lots shall have fifty percent of the minimum lot size (per the applicable zoning district) or one acre, whichever is greater, outside the 100-year floodplain. The area outside the floodplain must be contiguous.
- \_\_\_ 18. Identify all wetlands per the U.S. Department of the Interior, Fish and Wildlife Service 1994 National Wetland Inventory Map. Field delineation in accordance with Army Corps of Engineers guidance may be required in select areas. Provide a note if there are no wetlands on the property.
- \_\_\_ 19. Provide location and width of existing and proposed access points and proposed street lengths. Street length not to exceed 3,000 feet as measured from closest intersection with two means of access.
- \_\_\_ 20. Subdivision entrances shall meet sight distance requirements and minimum distance between intersection requirements (both sides of street). Provide appropriate data on the yield plan.
- \_\_\_ 21. Is site in Groundwater Recharge Area? (STAFF USE ONLY)

**Conceptual Stormwater Management Plan** (provide on separate sheet – one copy)

- \_\_\_ 1. Clearly delineate drainage basins across the project area.
- \_\_\_ 2. For each basin, provide the drainage area, existing and proposed CN values, and required storage to attenuate the 100-yr storm. Detailed studies are not required; reasonable approximations are sufficient.
- \_\_\_ 3. Show offsite area and peak flow ( $Q_{10}$  and  $Q_{100}$ ) for drainage areas passing through site
- \_\_\_ 4. Delineate and label areas to be used for stormwater management – areas should be consistent with the hydrologic data provided above. *This information shall also be provided on the primary Yield Plan.*
- \_\_\_ 5. Provide a narrative describing how water quality, stream channel protection, overbank and extreme flood protection criteria would be satisfied.
- \_\_\_ 6. All stormwater management control structures shall be on common property.

