

## PRELIMINARY PLAT APPLICATION

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

The Fayette County Zoning Ordinance, Subdivision Regulations, Sign Ordinance, and Development Regulations are available from the Planning & Zoning Department located at 140 Stonewall Avenue West, Suite 202, Fayetteville, Georgia. The office is open from 8:00 A. M. until 5:00 P. M. They may be purchased during these hours.

### ORDINANCE FEES

Zoning Ordinance	\$5.00	Sign Ordinance	\$ 3.00
Subdivision Regulations	\$5.00	Development Regulations	\$10.00

### PLANNING COMMISSION MEMBERS

Al Gilbert

Bill Beckwith

James Graw

Tim Thoms

Doug Powell

**PRELIMINARY PLAT APPLICATION**

Owner of Property: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Agent for Owner: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Location: Land Lot: \_\_\_\_\_

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):

\_\_\_\_\_

\_\_\_\_\_

Date of Planning Commission Hearing: \_\_\_\_\_

\*\*\*\*\*

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

\_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Notary Public

## **PRELIMINARY PLAT APPLICATION**

### **APPLICATION DEADLINE IS 12:00 NOON ON DEADLINE DATE WITH NO EXCEPTIONS**

Deadline for application to appear before the Planning Commission is the 1st of the month by noon. Once the Preliminary Plat has been approved by all required departments, the Preliminary Plat will be placed on the first available Planning Commission Agenda. The Preliminary Plat must be approved by all required departments no later than the Monday of the week prior to the Planning Commission Public Hearing. Planning Commission regularly meets on the first Thursday of each month at 7:00 P.M. in the Fayette County Administrative Complex. If the 1<sup>st</sup> of the month falls on the weekend or a holiday, the deadline is extended to the next working day.

### **PROPOSED SCHEDULE FOR 2011-2012 PRELIMINARY PLAT APPLICATIONS**

<b>Application Deadline:</b>	<b>TRC Meeting Date:</b>
November 3, 2010	November 9, 2011
December 5	December 14
January 3, 2012	January 10, 2012
February 3	February 14
March 5	March 13
April 3	April 10
May 3	May 8
June 4	June 12
July 3	July 10
August 3	August 14
September 4	September 11
October 3	October 9
November 5	November 13
December 3	December 11
January 3, 2013	January 8, 2013

ALL DATES ARE TENTATIVE AND SUBJECT TO CHANGE

<b>NUMBER OF COPIES TO SUBMIT</b>	
SITE PLAN	15
FINAL PLATS	20
PRELIMINARY PLATS	20
REZONING APPLICATIONS	20
PUBLIC HEARING TOWERS	20

**PRELIMINARY PLAT CHECKLIST  
PLANNING AND ZONING DEPARTMENT**

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

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

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

**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 (see Preliminary Plat Checklist under Forms at [www.fayettecountyga.gov](http://www.fayettecountyga.gov)).

<b>Plan Page#</b>	<b>Included Y/N/NA</b>	<b>(Items marked with * are missing or deficient)</b>
_____	_____	1. The title block shall state: "Preliminary Plat of ..... Subdivision", County, State, land lot(s), and district(s).
_____	_____	2. Name, address, telephone number, fax number of the engineer, surveyor, and/or landscape architect including seal, signature, and Georgia registration number.
_____	_____	3. Name, address, telephone number, fax number of the owner and/or developer.
_____	_____	4. Indicate date of plat preparation; provide scale of drawing (not to exceed 1 in. = 100 feet, stated and shown graphically).
_____	_____	5. Provide legend of all abbreviations.
_____	_____	6. Provide an index of sheets if more than one (1) sheet is provided.
_____	_____	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.
_____	_____	8. Show all land lot lines; land district lines; city and/or county boundaries intersecting or adjacent to the subject property.

**Plan      Included      (Items marked with \* are missing or deficient)**

**PRELIMINARY PLAT CHECKLIST  
PLANNING AND ZONING DEPARTMENT**

**Page#    Y/N/NA**

- |       |       |  |
|-------|-------|--|
| _____ | _____ | 9. Show exterior property lines with bearings and distances of subject property. Provide a matching Warranty Deed and legal description of property (if applicable.)   |
| _____ | _____ | 10. Provide zoning district and property owner(s) name and/or subdivision name of all adjacent properties.   |
| _____ | _____ | 11. Show location, purpose, and width of any easement of record. Provide a note if there are no existing easements associated with the property.   |
| _____ | _____ | 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.   |
| _____ | _____ | 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 1/100 <sup>th</sup> acre; label the lot numbers; and show the dimensions of all lot lines.   |

<b>Zoning District</b>	<b>Minimum Contiguous Area</b>
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**PRELIMINARY PLAT CHECKLIST  
PLANNING AND ZONING DEPARTMENT**

<u>Free &amp; Clear (ac)</u>	
A-R	2.0
EST	1.3
R-85, R-80	1.5
R-78, R-75, R-72, R-70	0.9
R-55, R-50, R-45, R-40, R-20, DR-15, C-S	0.6 <sup>1</sup> <small>individual wells</small>
R-55, R-50, R-45, R-40, R-20, DR-15, C-S	0.3 <sup>2</sup> <small>Where public water is available</small>

**Plan Page#      Included Y/N/NA      (Items marked with \* are missing or deficient)**

- \_\_\_\_\_      \_\_\_\_\_      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.
- \_\_\_\_\_      \_\_\_\_\_      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.”

**Plan Page#      Included Y/N/NA      (Items marked with \* are missing or deficient)**

**PRELIMINARY PLAT CHECKLIST  
PLANNING AND ZONING DEPARTMENT**

- \_\_\_\_\_ 21. Indicate the boundaries and area to 1/100<sup>th</sup> acre for any proposed Developed Residential Recreational/Amenity Areas. Label recreation
- \_\_\_\_\_ 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.
- \_\_\_\_\_ 23. Statements and/or Certifications. Provide the following statements and/or certifications, if applicable:
- 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 .”
  - b. “This Preliminary Plat has been reviewed and approved by the Planning Commission on \_\_\_/ \_\_ /\_\_\_.”
  - 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.”
- \_\_\_\_\_ 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 *Manual for On-Site Sewage Management Systems*. The requirements for a Soil Classifier are located in said manual.



**PRELIMINARY PLAT CHECKLIST  
PLANNING AND ZONING DEPARTMENT**

**Comments:**

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**Planning & Zoning Department**  
140 Stonewall Avenue West  
Suite 202  
Fayetteville, Georgia 30214  
(T) 770-305-5421  
(F) 770-305-5305 or 770-305-5258  
E-mail: [zoning@fayettecountyga.gov](mailto:zoning@fayettecountyga.gov)

Planning and Zoning Department  
Resubmit/Date

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Planning and Zoning Department  
Approval/Date

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**PRELIMINARY PLAT CHECKLIST  
PLANNING AND ZONING DEPARTMENT**

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

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

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_____	_____	26. Corner Lots – Fillet (20 foot radius) or chamfer corner property lines at street intersections.
_____	_____	27. Street Length – Indicate the length of each street in the subdivision.
_____	_____	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.)
_____	_____	29. Indicate any proposed golf cart, bicycle, or pedestrian circulation systems, including sidewalks, crosswalks, multi-use paths, etc.
_____	_____	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.

**PRELIMINARY PLAT CHECKLIST  
PLANNING AND ZONING DEPARTMENT**

**Comments:**

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**Engineering Department**  
115 McDonough Rd.  
Fayetteville, Georgia 30215  
(T) 770-461-3142  
(F) 770-719-0871  
E-mail: [engineering@fayettecountyga.gov](mailto:engineering@fayettecountyga.gov)

Engineering Department Resubmit/Date  

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Engineering Department Approval/Date  

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