



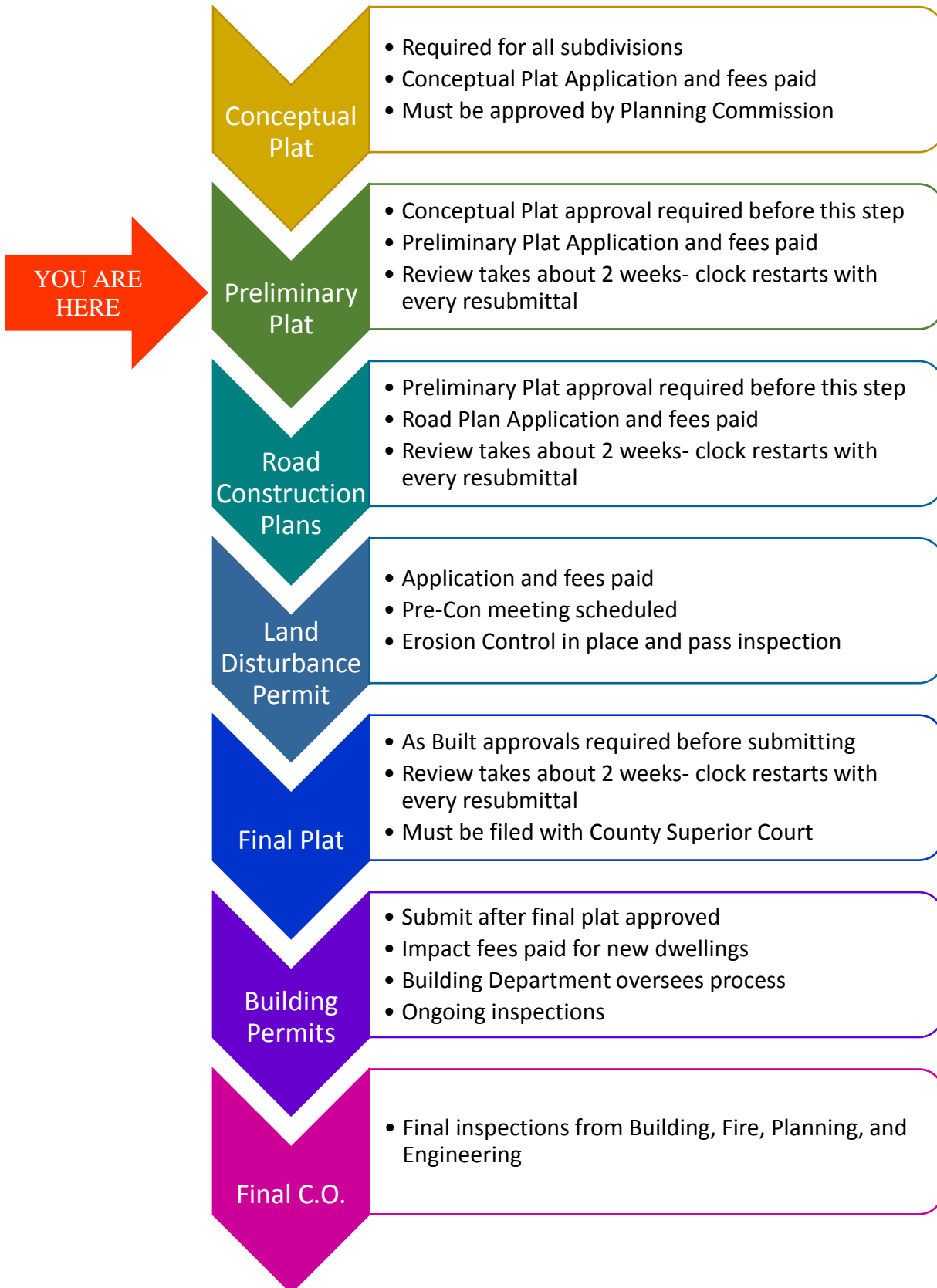
PRELIMINARY PLAT APPLICATION



City of Peachtree City
Planning, Zoning and Engineering
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





**PRELIMINARY PLAT
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

Name of 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 PRELIMINARY PLAT CHECKLIST attached to this application and available on the Engineering website at Government > Engineering > Development Standards. Use the Preliminary Plat Checklist http://www.peachtree-city.org/index.aspx?nid=287 .	<input type="checkbox"/>	<input type="checkbox"/>
B	PLANNING PRELIMINARY PLAT CHECKLIST attached to this application and available on the Planning & Zoning website at Government > Planning and Zoning > Files, Forms & Downloads. Use the Preliminary 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 Preliminary Plat Checklist and the Planning Preliminary Plat Design Checklist filled out and attached? If NO – Explain:	<input type="checkbox"/>	<input type="checkbox"/>
5	Preliminary 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: _____		
PROJECT DESCRIPTION			

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: _____

PRELIMINARY PLAT DESIGN CHECKLIST

DEVELOPMENT NAME:

LOCATION:

DATE:

VERSION:

per Zoning District Requirements

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

Other zoning category specific requirements? List all from ordinance:

per Conceptual Plat approval

- Conceptual Plat approval date: _____
- Similar to approved conceptual plat layout:
- Conditions of Planning Commission approval (list all conditions)

per Section 502 of the Land Development Ordinance

- Signed by civil engineer, landscape architect or land surveyor licensed to practice in the state
- Contours at intervals of not more than two feet, based on datum plane as approved by the city engineer
- If any part of the land to be subdivided lies within a flood hazard district, as defined by these regulations, elevations shall be referenced to the National Geodetic Vertical Datum of 1983 and the boundaries of that district shall be drawn on the plat
- The preliminary plat shall be clearly drawn at a scale of no less than 100 feet to one inch
- Name, address, and telephone number of the sub-divider and owner
- Survey date, north point, graphic scale, source of datum, date of plat drawing, & space for revision dates
- Acreage of the subdivision
- Tax map, block and parcel number
- Vicinity map showing location
- Preliminary boundary lines of the tract indicated by a heavy line giving lengths and bearings.
- Natural features within the proposed subdivision, including drainage channels, bodies of water, and other significant features.
- Location of all watercourses and applicable buffers
- Location of floodplain areas and floodway elevations

Preliminary Plat Design Checklist

- 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.
- General location of a proposed structural stormwater management facility
- Cultural features within and adjacent to the proposed subdivision including
 - names of existing streets
 - all easements
 - location and dimensions of bridges, utility lines and structures, buildings, and culverts
- Proposed name of subdivision, proposed street names
- Proposed layout of the subdivision including
 - lot lines with rough dimensions
 - lot numbers, block letters
 - building setback lines
 - street and alley lines with street names
 - right-of-way widths
 - multi-use path locations
 - greenbelts
 - easements, or other dedications for public uses
- Unit division, phasing, or stage development, if any, as proposed by the sub-divider with schedule
- Location of any public or private recreation areas
- Location of existing and proposed
 - water supply
 - sanitary sewerage
 - storm drain lines and structures
 - street lights
- Acreage in
 - street rights-of-way
 - single family lots
 - other (i.e. stormwater facilities, greenspace, parks, etc.)
- Linear feet of all streets
- Average lot size

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:

- Existing developed lot that recently rezoned or increasing intensity (required if yes): _____
- Existing developed lot less than 1 acre or avg depth \leq 200 feet (buffer = 20 ft): _____
- Existing developed lot avg depth 200 - 220 feet (buffer = 20 ft + # of ft above 200) _____
- Residential buffers.* 100 ft (min) city-owned greenbelt required
- Nonresidential buffers.* 60 ft tree-save/landscape buffer
 - 50 feet if adding 10% more caliper inches required on site
 - 40 feet, if adding 20% more caliper inches required on site
 - 50 feet if between arterial + parallel service rd with 30 feet treesave buffer

Preliminary Plat Design Checklist

Scenic Road (Peachtree Parkway North between Gin Branch and Flat Creek)

- Existing developed lot that recently rezoned or increasing intensity (required if yes): _____
- Existing developed lot < 2 acres or avg depth 300 feet or less (buffer = 50 ft): _____
- Residential buffers.* 100 ft (min) city-owned greenbelt required
- Nonresidential buffers.* 50 ft (min) city-owned greenbelt and a 50 ft (min) undisturbed natural buffer; or 100 foot (min) city-owned greenbelt

Scenic Road (Aberdeen [see ordinance] & Riley Pkwy between Aberdeen and Flat Creek)

- Existing developed lot that recently rezoned or increasing intensity (required if yes): _____
- 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

- Existing developed lot that recently rezoned or increasing intensity (required if yes): _____
- Existing developed lot < 1 acre or avg depth 200 feet or less (buffer = 20 ft.): _____
- Residential buffers.* 50 ft (min) city-owned greenbelt required
- Nonresidential buffers.* 50 ft tree-save/landscape buffer
 - 40 feet if adding 10% more caliper inches on site
 - 30 feet if adding 20% more caliper inches on site

Village Collector

- Existing developed lot that recently rezoned or increasing intensity (required if yes): _____
- Existing developed lot < 1 acre or avg depth 200 feet or less (buffer = 20 ft): _____
- Residential buffers.* 25 ft (min) city-owned greenbelt required
- Nonresidential buffers.* 25 ft tree-save/landscape buffer

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?
- Minimum 4 ft from property line except where topo warrants different
- 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

- Planning Commission requirements? List all

- 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
- Areas marked as "Reserved for park and/or recreation purposes."
- Alternative procedure requested (and approved by Planning Commission)
 - Money in lieu of land.* Prior to preliminary plat approval a cash payment in lieu of land. Payment is \$500 per dwelling minus a credit for the amount of land reserved for recreation purposes (which must be suitable for recreational purposes)
 - Public facility in lieu of land and/or money.* A facility constructed in lieu of the designated land requirements. Must be of equal or greater value than the requirements, and must be approved by the city

Preliminary Plat Design Checklist

council. Facilities constructed in greenbelt areas may qualify for partial credit of land in lieu of money.

Facility must be built within 1 year. See ordinance for details.

- A developer may propose an overall plan for recreation needs, approved by planning commission.
- Private recreational areas/facilities, may qualify for partial credit. See ordinance for details.

per Article 7 Division 3 Standards for Street Design and Article 8 Section 803 Design/construction standards

- 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
- Minimum right-of-way for residential streets is 50 feet, minimum 22 feet of pavement
- Cul-de-sac ROW radius 40 feet w/o island of 50 feet with island. Minimum 20 feet pavement. ROW is outside pavement radius (40 or 50 ft) plus 10 feet.
- If sidewalks included, min. 2 feet from back of curb. (Sec. 806)

per Article 7 Division 5 Section 732 Electrical streetlighting

- Streetlights minimum 16 feet and max 28 feet tall
- Effective horizontal illumination of 0.2 footcandle
- One copy of the approved streetlighting plan forwarded to utility company
- Poles and fixtures must be reviewed and approved if different than stock utility fixtures

Street Names

- List of proposed street names sent to Fayette 911 services for approval (City does this)
- Street names approved by Fayette 911 services (City does this)

Required Notes

- Approved plan expires 12 months from the date of approval if construction plans are not submitted
- Recreation/ park notes: Notes as to size, location on the final plat
- Certificate of design*: I hereby certify that the design and layout of the proposed lots, blocks, streets, and other planned features included in this proposed preliminary plat have been prepared by me or under my direct supervision. Signed by Reg. Landscape Arch (include #), Reg. Land Surveyor (#) and Reg. Civil Surveyor (#)
- Certificate of conformance with concept plat*. I hereby certify that this proposed preliminary plat conforms to the concept plat as approved by the planning commission. Signed by Planning Commission Member and Date
- Certificate of preliminary plat approval*. All requirements of the Peachtree City Land Development Ordinance relative to the preparation and submission of a preliminary plat having been fulfilled, approval of this plat is hereby granted. Signed by City Planner and Date. This Certificate Expires _____ (Date)

File Requirements

- Once approved: 2 full size copies with Planning Commission representative signature (City does this)
- Determine impact fees: enter into database and BS&A. Write letter to developer (City does this)

ENGINEERING CHECKLIST FOR PRELIMINARY PLATS

DEVELOPMENT NAME:

LOCATION:

REVIEWED BY:

DATE:

REDLINED drawings MUST be returned with subsequent resubmittals or they will be REJECTED

1. The preliminary plat shall be clearly drawn to 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 sub-divider of property
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 the Land Development Ordinance.
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 the 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 watercourse 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 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.

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