



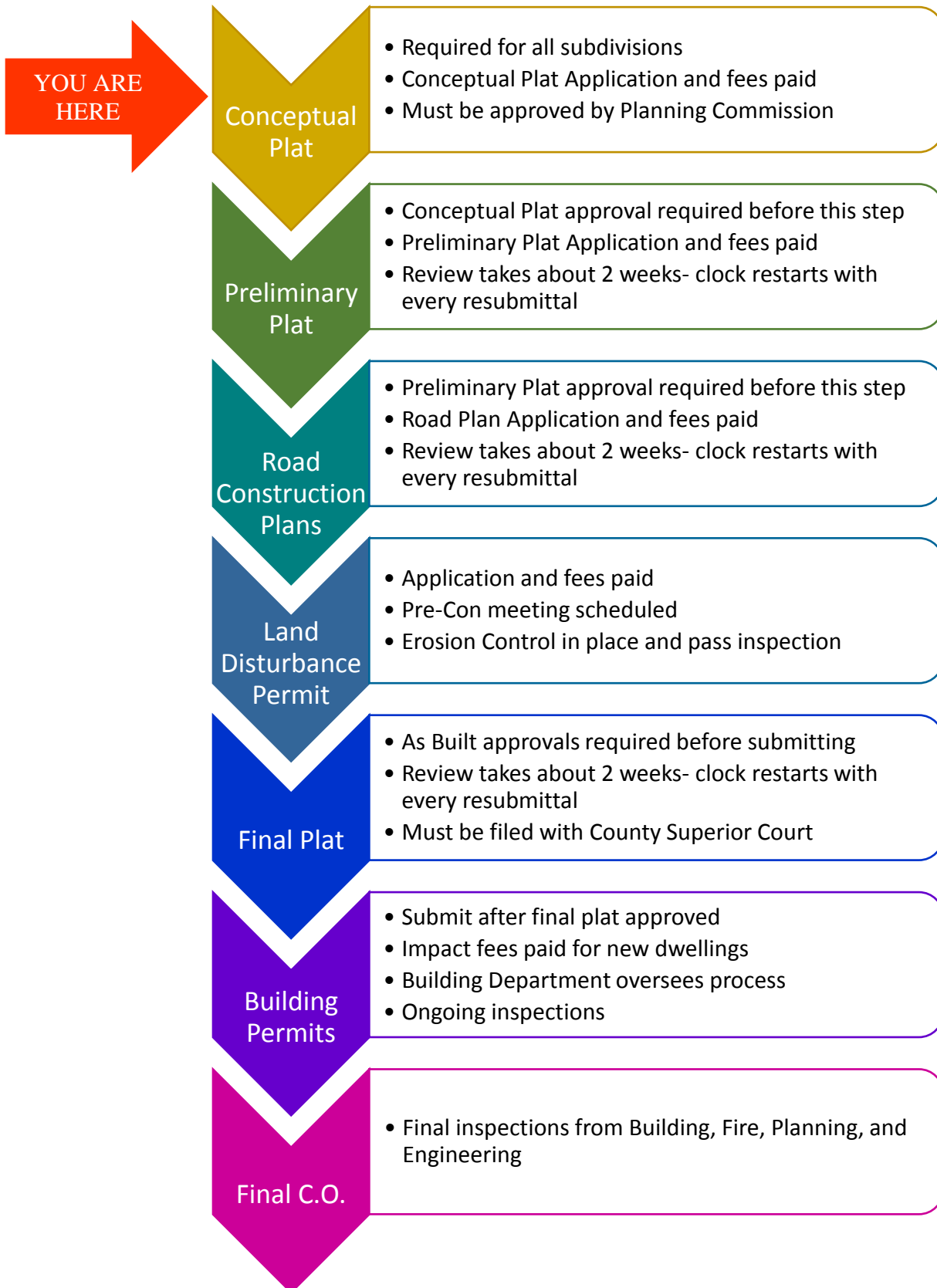
# CONCEPTUAL PLAT APPLICATION



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





**CONCEPTUAL PLAT  
APPLICATION &  
PROJECT DATA SHEET**  
153 Willowbend Rd, Peachtree City, GA 30269  
770-487-5731  
WWW.PEACHTREE-CITY.ORG

<b>Fee: \$300+\$5/lot</b>
Receipt # _____
Date Filed ____ / ____ / ____
Plan Review# _____
<i>Office Use Only</i>

Name of Proposed 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.**

		<b>YES</b>	<b>NO</b>
A	ENGINEERING CONCEPT PLAT CHECKLIST attached to this application and available on the Engineering website at Government > Engineering> Development Standards. Use the Concept Plat Checklist <a href="http://www.peachtree-city.org/index.aspx?nid=287">http://www.peachtree-city.org/index.aspx?nid=287</a> .	<input type="checkbox"/>	<input type="checkbox"/>
B	PLANNING CONCEPT PLAT CHECKLIST attached to this application and available on the Planning & Zoning website at Government > Planning and Zoning > Files, Forms & Downloads. Use the Conceptual Plat Design Checklist <a href="http://www.peachtree-city.org/DocumentCenter/View/9677">http://www.peachtree-city.org/DocumentCenter/View/9677</a>	<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.**

		<b>YES</b>	<b>NO</b>
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 Concept Plat Checklist and the Planning Conceptual Plat Design Checklist filled out and attached? If NO – Explain:	<input type="checkbox"/>	<input type="checkbox"/>
5	Concept 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.***



# CONCEPTUAL PLAT APPLICATION & PROJECT DATA SHEET

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**Fee: \$300+\$5/lot**

Receipt # \_\_\_\_\_

Date Filed \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Plan Review# \_\_\_\_\_

*Office Use Only*

<b>SITE LOCATION</b>	Name of Project: _____ Address: _____ _____ Parcel #(s): _____	<b>SITE INFORMATION</b>	Zoning _____ Property Size: _____   _____ <div style="display: flex; justify-content: space-around; font-size: small;"> <span>Square Feet</span> <span>Acres</span> </div> Number of proposed lots: _____
<b>PRIMARY POINT OF CONTACT</b>	Name _____ Address _____ City, State, Zip _____ Phone # _____ Email _____	<b>OWNER</b>	Name _____ Address _____ City, State, Zip _____ Phone # _____ Email _____
<b>DEVELOPER</b>	Name _____ Address _____ City, State, Zip _____ Phone # _____ Email _____	<b>ENGINEER</b>	Name _____ Address _____ City, State, Zip _____ Phone # _____ Email _____
<b>UTILITIES</b>	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:     _____		
<b>PROJECT DESCRIPTION</b>			

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: \_\_\_\_\_

## PLANNING CONCEPTUAL PLAT CHECKLIST

**DEVELOPMENT NAME:**

**LOCATION:**

**DATE:**

**VERSION:**

**TARGET PLANNING COMMISSION MEETING:**

**APPROVAL DEADLINE FOR MEETING:**

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*per Land Development Section 704 Grading Plan*

- Grading minimized
- Large visible walls limited. Terracing encouraged

*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? (Map available on City website)
- Minimum 4 ft from property line
- 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*

- 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
- Alternative procedure requested (and approved by Planning Commission. See ordinance for specifics)
- A developer may propose an overall plan for recreation needs, approved by planning commission.

*Per Section 713 Easements*

- Easements shall have a minimum width of ten feet

*Per Section 714 Special screening*

- Special screening 10 ft min. required on the sides that abut streets or single-family residential subdivisions.

*per Sections 716 through 721 Standards for Street Design*

- 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 (sec. 803)
- If sidewalks included, min. 2 feet from back of curb. (Sec. 806)

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# Conceptual Plat Design Checklist

## *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:*

- Residential buffers. 100 ft (min) city-owned greenbelt required
- Nonresidential buffers. 60 ft tree-save/landscape buffer

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

- 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)*

- 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*

- Residential buffers. 50 ft (min) city-owned greenbelt required
- Nonresidential buffers. 50 ft tree-save/landscape buffer

### *Village Collector*

- Residential buffers. 25 ft (min) city-owned greenbelt required
- Nonresidential buffers. 25 ft tree-save/landscape buffer

## *per Section 902 Lot sizes*

- Zoning category: \_\_\_\_\_ Max. du per net acre: \_\_\_\_\_
- Min. lot area: \_\_\_\_\_
- 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: \_\_\_\_\_

## *Per Section 1104 Preservation of protected and specimen trees*

- the actual or schematic locations of all specimen trees shown by location, species and size.

## *per Section 502 of the Land Development Ordinance*

- Proposed name of subdivision
- Name and address of record owner of property
- Name and address and telephone number of the subdivider of property
- Vicinity map showing the location of the proposed subdivision in relation to surrounding development.
- Property lines of adjoining tracts of land, including property owner and zoning
- Approximate location of property lines, existing and proposed easements, watercourses and associated buffers, existing wooded areas.
- Approximate topography
- The location of greenbelts and other areas to be landscaped.

## *Required Notes*

- Approved plat expires 12 months from the date of approval if construction plans are not submitted

## ENGINEERING CONCEPTUAL PLAT CHECKLIST

**DEVELOPMENT NAME:**

**LOCATION:**

**REVIEWED BY:**

**DATE:**

*REDLINED DRAWINGS MUST BE RETURNED WITH SUBSEQUENT RESUBMITTALS.*

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1. Proposed name of subdivision
2. Name and address of record owner of property
3. Name and address and telephone number of the sub-divider of property
4. Vicinity map showing the location of the proposed subdivision in relation to surrounding development
5. Property lines of adjoining tracts of land, including property owner and zoning
6. Location of property by land lot and district, graphic scale, approximate total acreage, north arrow and date
7. Approximate location of property lines, existing and proposed easements, burial grounds, railroad rights-of-way, water course and associated buffers (wetlands, State Waters, MNGWPD, and Watershed Protection), existing wooded areas, and location, width and names of all existing or platted streets or other public ways within or immediately adjacent to the tract to be subdivided
8. Approximate topography
9. The approximate location and widths of proposed streets
10. The approximate location of all proposed or existing lots
11. The approximate location of all proposed or existing lots
12. The approximate location and size of all parcels of land proposed to be set aside for recreation use or other public use, or for the exclusive use of property owners in the proposed property
13. The location of temporary stakes, if required by the planning commission and city staff
14. The proposed location of multi-use paths
15. The location of greenbelts and other areas to be landscaped
16. Delineate a 25-foot undisturbed buffer around all wetlands. An Army Corps of Engineers permit and City variance will be required for wetlands disturbed
17. Delineate current FEMA Floodplain elevation and City Future Conditions Floodplain
18. Add not on plat "Concept Plat shall expire in 12 months from date of approval unless a Preliminary Plat is submitted to City Planner."