CONCEPTUAL PLAT APPLICATION

Peachtree City
Planning & Development
153 Willowbend Road
Peachtree City, Georgia 30269
Conceptual Plat
- Required for all subdivisions
- Submit Conceptual Plat Application to Planning Department. Pay fees to begin review
- Must be approved by Planning Commission

Preliminary Plat
- Conceptual Plat approval required before this step
- Submit Preliminary Plat Application to Planning Department. Pay fees to begin review.
- Review takes about 2 weeks- clock restarts with every resubmittal

Construction Plans
- Preliminary Plat approval required before this step
- Submit Construction Plan Application to Planning Department. Pay fees to begin review.
- Review takes about 2 weeks- clock restarts with every resubmittal

Land Disturbance Permit
- Erosion Control in place and inspection passed
- Issued after Construction Plans approved
- Application and fees paid
- Pre-Con meeting scheduled

Final Plat
- Install infrastructure (roads, sewer, water, stormwater, etc.)
- Schedule field inspection with Engineering Department to begin
- After field inspections approved, submit As-buils, revised hydrology, storm system videos, testing reports, maintenance bonds, warranty deed, title certificate, and lien releases to Planning Department. Pay fees to begin review.
- File approved version with County Superior Court. Return stamped copy to City

Building Permits
- Submit permit application to Building Department after final plat approved
- Permit and Plan review fees paid. Impact fees paid for new dwellings
- Erosion control plan for all permits within 200 feet of State Waters, and as required by City Engineer
- Inspections as required

Final C.O.
- Foundation survey required for all new single-family residential lots
- Landscape inspection passed
- Final inspections from Building and Fire (if required)
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.

<table>
<thead>
<tr>
<th></th>
<th>YES</th>
<th>NO</th>
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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.

<table>
<thead>
<tr>
<th></th>
<th>YES</th>
<th>NO</th>
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<tbody>
<tr>
<td>1</td>
<td>Appropriate fee attached? If NO – Explain:</td>
<td>☐</td>
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<tr>
<td>2</td>
<td>Application below filled out? If NO – Explain:</td>
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<tr>
<td>4</td>
<td>Are both the Engineering Concept Plat Checklist and the Planning Conceptual Plat Design Checklist filled out and attached? If NO – Explain:</td>
<td>☐</td>
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<tr>
<td>5</td>
<td>Concept Plat and application submitted in electronic .pdf form on CD, flash drive, or via email or electronic file transfer program?</td>
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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**

153 Willowbend Rd, Peachtree City, GA 30269
WWW.PEACHTREE-CITY.ORG

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

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**Site Location**

<table>
<thead>
<tr>
<th>Name of Project: _____________________</th>
<th>Zoning ______________________________</th>
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<tbody>
<tr>
<td>Address: ___________________________</td>
<td>Property Size: _______</td>
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<tr>
<td></td>
<td>Square Feet</td>
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<tr>
<td>Parcel #(s):_________________________</td>
<td>Number of proposed lots:_____________</td>
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**Site Information**

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<thead>
<tr>
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<tr>
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**Primary Point of Contact**

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**Owner**

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**Developer**

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**Engineer**

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**Utilities**

- Water: □ Public  □ Private well
- Sewer: □ Public  □ Private septic
- Electric: □ Underground  □ 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: _____________

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Conceptual Plat Application
Revised 1/21/2020

www.peachtree-city.org
**CONCEPTUAL PLAT CHECKLIST**

**DEVELOPMENT NAME:**

**LOCATION:**

**DATE:**

**VERSION:**

**TARGET PLANNING COMMISSION MEETING:**

**APPROVAL DEADLINE FOR MEETING:**

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Submit this form with subsequent redlines

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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)
Conceptual Plat Design Checklist

Per Land Development Section 723 Buffer Standards for Major Thoroughfares
- Is the property along a Major Thoroughfare?   
- 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. See ordinance
  - Scenic Road (Aberdeen & Riley Pkwy between Aberdeen and Flat Creek)
    - Residential buffers. 100 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:
- 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 for property owner. Name; address and telephone number of the subdivider of property
- Vicinity map showing the location of the proposed subdivision in relation to surrounding development
- Location of property by land lot and district, graphic scale, total acreage, north arrow, and date
- Property lines of adjoining tracts of land, including property owner and zoning
- Location, width, and names of all existing streets adjacent to the tract
- Approximate location of property lines, existing and proposed easements, rights-of-way, watercourses and associated buffers (wetlands, State Waters, MNGWPD, and watershed protection).
- Delineate 25-foot undisturbed buffer around all wetlands.
- Delineate current FEMA floodplain elevation and City Future Conditions floodplain
- Approximate topography
- Approximate location and widths of proposed streets
- Approximate location of all proposed or existing lots and land to be set aside for recreation or other public use
- 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