



Engineering Dept. Final Plat Checklist

Date: _____

Project: _____

Section 406 Final plat approval process

The final plat shall not be accepted for review until all of the following items, at a minimum, are installed and completed in accordance with the provisions of this ordinance:

- (a) Storm drainage facilities.
- (b) Structural stormwater management facilities.
- (c) Curb and gutter.
- (d) Granular base, base asphalt and asphalt topping of all streets.
- (e) Water lines and fire hydrants.
- (f) Sanitary sewer lines and manholes.
- (g) Traffic control devices and pavement markings.
- (h) Soil erosion control measures.
- (i) Pin marker locations.
- (j) Underground utilities, including gas, electric, etc.
- (k) Multi-use path connections.
- (m) Landscaping and street lighting.

If above are complete then the following items are required.

- ____ 1. Electronic copy of final plat in pdf format.
- ____ 2. One copy of as-built drawings, reports and certifications pursuant to the requirements of this ordinance and in accordance with the as-built drawing policy on file with the office of the City Engineer. For all residential subdivisions, a complete video inspection of the storm drain system must also be submitted with the as-built drawings.
- ____ 3. Proof of payment for all streetlights within the subdivision. This letter shall be on the letterhead of the utility company providing streetlights for the subdivision.

- ____ 4. Warranty Deed describing all street right-of-ways, greenbelts, utility easements, multi-use path easements and other property to be dedicated to the city for maintenance; provided, however, that any such conveyance is subject to acceptance by the City Council. No drainage ditches or other open drainage ways shall be described in the conveyance or accepted by the city unless specifically allowed under Section 1006 of Article X of the Land Development Ordinance.
- ____ 5. A title certificate in favor of the city from an Attorney licensed to practice in the State of Georgia dated the date of the deed identifying that the owner/subdivider of the property owns the property to be dedicated identifying all liens, mortgages, security deeds, mechanics or material men's lines affecting the property to be dedicated.
- ____ 6. Any lien releases, or releases of quitclaim deeds necessary to release the dedicated areas from the liens identified in the attorney's title certificate.
- ____ 7. If approved by the Developmental Services Director prior to submittal of the final plat, a performance bond equal to 110% of the cost of construction, redeemable at a local bank in the metro Atlanta region, to guarantee the installation of any infrastructure not installed at the time of the request pursuant to the requirements of this ordinance. See ordinance for what is allowed to be bonded.
- ____ 8. A maintenance bond equal to 50% of the cost of construction, redeemable at a local bank in the metro Atlanta region to assure the structural durability, stability and integrity of the associated improvements pursuant to the requirements of this ordinance.
- ____ 9. Documentation from an engineering testing firm acceptable to the City Engineer, certifying that all sub-grade conditions, construction and materials meet the city's standards. Said certification shall be based on the level of testing specified by the City Engineer.
- ____ 10. Received development cost information from developer?
- ____ 11. DOT approval if on State Route

Section 503. Final Plat Specifications

- ___1. The final plat shall be clearly drawn on Mylar, drafting film or other heavy translucent medium which measures 18 inches by 24 inches at a scale of no less than one hundred (100) feet to one (1) inch. The final plat shall be signed and sealed by a Registered Land Surveyor licensed to practice in the State of Georgia.

- ___2. The final plat shall conform substantially to the preliminary plat specifications and shall constitute only that portion of the subdivision which the owner proposes to record and develop at any one time.

- ___3. The final plat shall contain the following:
 - ___a. Owners Acknowledgement statement as specified herein.
 - ___b. Right-of-Way width
 - ___c. Project name/Title, street names, date, scale north arrow, landlot/district and vicinity map.
 - ___d. Indicate and label existing structures to remain or be removed, if applicable.
 - ___e. Lots or sites shall be numbered in numerical order and blocks shall be lettered alphabetically.
 - ___f. Boundary lines of the property, to be indicated by a heavy line, giving distances to the nearest one hundredth (1/100) foot and bearing to the nearest second, which shall be balanced and closed with an error of closure not to be less than one (1) to ten thousand (10,000). The error of closure shall be stated on the plat.
 - ___g. Exact locations, widths and names of all streets and alleys within and immediately adjoining the plat. Street centerlines shall show angles of deflection and standard curve datum radii, length of tangents and arcs, and degree of curvature with basis of curve data.
 - ___h. Lot lines and dimensions to the nearest one-tenth (1/100) foot, and bearing to the nearest second radii of rounded corners, as necessary to describe each lot.
 - ___i. Each lot and other parcel of land shall have the area, expressed to the nearest square foot, shown within the boundary of the same.
 - ___j. Building setback lines on each lot.

- ___k. Lots shall be numbered in numerical order and blocks lettered alphabetically.
- ___l. Addresses of each lot to be platted.
- ___i. Identification of all buffers, landscape strips, greenbelt, access easements, as required by this ordinance. Buffers include, if applicable, Watershed Protection Buffers, State Waters Buffer, Wetlands Buffer, Metro North Georgia Stream Buffers. Greenbelts can include Collector - Arterial Street Greenbelts. No direct residential access to Collector – Arterial streets.
- ___m. Location, dimensions, invert elevations of piped segments and control weirs, maximum water surface elevations of stormwater management ponds.
- ___n. Locations of fire hydrants, street lights, and sewer manholes.
- ___o. Location of any easements, public service utility right-of-way lines, and any areas to be reserved, donated, or dedicated to public use; location of sites to be used for purposes other than residential with notes stating their purpose and limitations, and any areas to be reserved by deed covenant for the common use of all property owners shall be shown. **(See local Design Manual for stormwater easements. 50' wide Greenbelt required for paths between two platted lots.)**
- ___p. FEMA map panel number and date with note stating the site is out of the floodplain. Both natural and artificial floodplain shall be shown with elevations and Minimum Finished Floor Elevations (MFFE).
 - ___i. MFFE's must be based off as-built elevations of ponds and low areas.
 - ___ii. A Floodplain Chart shall be provided on the plat identifying the area within and outside the floodplain for each lot containing a portion of the 100-year floodplain along with the MFFE required for each lot. 70% of the minimum lot size for that zoning district must be out of the floodplain.
 - ___iii. MFFE's must be established at 3' above the 100-year elevation or one (1) foot above top of dam elevation/ road elevation or Future Conditions floodplain, whichever is greater. Accurate location, material and description of monuments and markers shall be shown. Monuments to be placed after final street improvements shall be designated as "future."
- ___q. Benchmark with horizontal and vertical datum information.

- ____r. Environmental Health approval and/ or Peachtree City Water and Sewerage Authority and Fayette County Water Department approval, as applicable. Indicate type of water or sewer services provided on the plat.
- ____s. The statement "This subdivision plat is subject to the covenants set forth within the separate document(s) attached hereto, dated, which hereby becomes a part of this final subdivision plat."
- ____t. The statement "The City of Peachtree City does not enforce Restrictive Deeds and Covenants or administer Homeowner Associations."
- ____u. Certificates and statements as identified herein.
- ____v. All information required for the recording of maps, plats, etc., by the Clerk of Superior Court Act (Ga. Laws, 1978 Session) [O.C.G.A. § 15-6-67 et seq.] must be shown. All requirements specified by Georgia Plat Act (No. 1291) shall apply. This also includes accuracy statement and equipment used.

____4. Each Final Plat shall have the following notes and certificates:

____a. *Project summary*

Item Square Feet Acres

Lots (number)

Streets/ ROW

Greenbelt

Other (specify)

TOTAL

____b. *Final surveyor's certificate.*

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist or are marked as "future" and their location, size, type, and material are correctly shown: This plat conforms to all requirements of Georgia Plat

Act.

By _____ Registered Georgia Land Surveyor

No. _____

Date _____

____c. *Owner's Certificate.*

I, being the owner of the land shown on this plat, hereby certify that all state, city and county taxed or other assessments now due on this land have been paid; all streets, drainage ways and easements shown hereon are dedicated to the use of the public and enforcement by public safety officials forever; and, that I will be responsible for the maintenance and repair of all infrastructure associated with this development until expiration of the maintenance period.

TABLE INSET:

Date

Owner

____d. *Drainage note.*

The owner of record, on behalf of himself and all successors in interest specifically releases the City of Peachtree City from any and all liability and responsibility for flooding or erosion from storm drains or erosion from storm drains or from flooding from high water of natural creeks, rivers or drainage features shown herein. A drainage easement is hereby established for the sole purpose of providing for the emergency protection of the free flood surface waters along all watercourses as established by the city. The City Engineer and/ or the City's Public Works Department may conduct emergency maintenance operations within this easement where emergency conditions exist, Emergency maintenance shall be the removal of trees and other debris, excavation, filling and the like, necessary to remedy a condition which in the judgment of the City Engineer or Public Works Director, is potentially injurious to life, property or the public roads or utility system. Such emergency maintenance, conducted for the common good, shall not be construed a continuing maintenance obligation of the City of Peachtree City nor an abrogation of the city's rights to seek reimbursement from the owner (s) of the property(ies) of the lands that generated the conditions.

The City of Peachtree City shall not be held accountable or liable for claims of injury or damage resulting from the stormwater drainage system installed on the property identified on this plat and shall be indemnified from claims brought by downstream owners based on the operation, failure to operate, improper design or improper construction.

____e. *Final plat approval.*

This plat complies with the zoning regulations, the land development ordinance and all other regulations governing the land development for the City of Peachtree City.

TABLE INSET:

City Engineer

Date

City Planner

Date

Mayor/City Manager

Date

City Clerk

Date

____f. *Maintenance guarantee.*

The undersigned, its successors and assigns, hereby warrants and guarantees to the City of Peachtree City the full and complete maintenance of a certain improvement known as _____ and more particularly shown in plat book _____, page(s) _____, of the Fayette County Records.

This warranty and guarantee is made in accordance with the Peachtree City Land Development Ordinance. This guarantee includes not only paving but also all other appurtenant structures and amenities lying within the right-of-way of said road and in the greenbelt, including but not limited to all curbing, drainage pipes, culverts, catch basins, drainage ditches, bike paths, multi-use paths and pedestrian paths. Utilities owned and operated by a governmental body or Public Utility Company shall be the responsibility of said governmental body or Public Utility Company and not the developer.

The developer shall correct and repair or cause to be corrected and repaired all damages to said improvements resulting from any cause whatsoever. In the event the developer fails to correct any damages within 30 days after written notice thereof, then said damages may be corrected by the city and all costs and charges billed to and paid by the developer; but this remedy shall not limit the city, and it shall also have any remedies available to it as approved by law.

The terms of this agreement shall be for a period of two years beginning on the date of written acceptance of said improvements by the city as evidenced by the final plat approval of said completed improvements.

After the termination of said two-year period the city shall be responsible to the citizens of Peachtree City for the maintenance of said improvements as provided by law. No roadway and associated right-of-way shall be accepted by the city for maintenance unless it scores 90 or above on the city's asphalt pavement rating form. Provided, however, any damages which occurred prior to the end of said two-year period and which still are unrepaired at the termination of said period shall remain the responsibility of the developer (written notice of said damages must be given prior to the time the two-year period ends).

IN WITNESS WHEREOF, the developer has caused this Agreement to be executed by its duly authorized officers this _____ day of

_____, _____.

TABLE INSET:

By: _____

Title: _____

____g. *Certificate of dedication.*

State of Georgia

County of Fayette

The owner of the land shown on this plat acknowledges that this plat was made from an actual survey, and for value received, the sufficiency of which is hereby acknowledged, does hereby convey in fee simple to the City of Peachtree City, Georgia, and further dedicates to the use of the public forever all streets and rights-of-way, alleys, multi-use paths, watercourses, drains, easements, greenbelts and public places shown hereon, except those easements designated on this plat as other utility company easements, and except those streets specifically designated on this plat as private streets.

In consideration of the approval of this final plat and other valuable considerations, the owners do hereby agree to hold the City of Peachtree City, Georgia, harmless for a five-year period from any and all monetary liabilities which may arise from any and all claims, damages, or demands arising on account of the design and construction of public improvements of the property shown herein, to include but not limited to, the roads, streets, fills, embankments, ditches, cross drains, culverts and bridges within the proposed right-of-way shown, resulting from any and all causes other than by an act of the City of Peachtree City, Georgia.

And further, the owner warrants that he owns fee simple title to the property shown hereon and agrees that the City of Peachtree City shall not be liable to the undersigned or subsequent owners in title for a period of five years for any claim of damages resulting from negligence in exercising engineering techniques and due caution in the construction of cross drains extension, drives, structures or buildings, the changing of courses of streams and rivers, flooding from natural creeks and rivers and any other matter whatsoever on private property. Any and all monetary liability occurring under this paragraph shall be the liability of the owner. I further warrant that I have the right to convey said land according to this plat and do hereby bind myself and the owners subsequent in title to defend the covenants and agreements set out.

IN WITNESS WHEREOF, I have hereunto set by hand and affixed my seal this _____ day of _____, _____.

TABLE INSET:

_____(SEAL)

Owner

Notary Public
STATE OF GEORGIA

____h. *Conveyance of streets and rights-of-way.*

The City of Peachtree City hereby accepts all street rights-of-way and the improvements therein and any catch basins, junction boxes, storm drainage pipe, easements, or other structures or areas outside of said street rights-of-way (excluding ditches and other open drainage ways) which are specifically indicated on this plat as being dedicated to the public; however, this certification does not obligate the city to maintain the above stated infrastructure until expiration of the maintenance period.

TABLE INSET:

THE CITY OF PEACHTREE CITY, GEORGIA

By:_____

Mayor

Attest:_____

City Clerk

Notary Public Date accepted by City Council:_____

- ____i. *Certificate of private street*
State of Georgia
County of Fayette
The owner or owners of the subdivision shown on this plat will be responsible for the maintenance of all private streets contained within this subdivision, and furthermore the subdivider will demonstrate to the city that all deeds and deed covenants for the property within this subdivision shall contain full and complete notice to all future property owners that they will be responsible for the maintenance of the private streets.
- ____
Owner Date
- ____j. *Health Department*
Prior to submittal of building plans, the owner of each lot shall submit a Level 3 soils test to the Fayette County Health Department indicating the lot is suitable for a septic system.
____ Environmental Health Specialist & Date
- ____k. *Owner's acknowledgement*
The owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey, and that he or she is aware and acknowledges the changes shown on this plat.
Owner/ agent _____ Date: _____
- ____l. *Restrictive Deeds and Covenants*
This subdivision is subject to the restrictive deeds and covenants as recorded Deed Book ____ Page ____ at the Fayette County Courthouse. The City of Peachtree City does not enforce these covenants or administer Homeowner Associations.
- ____m. *Sidewalks*
Provide note on plat: "Sidewalks are the maintenance responsibility of the Homeowners Association (HOA), or the individual property owner whose lot frontage abuts the sidewalk in the absence of a valid HOA."

