

**Final Plat Specifications and Application Requirements**  
 Article V. **Section 503** Land Development Ordinance  
 Town of Tyrone

Project Name: \_\_\_\_\_

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

Applicant/Contact Information: \_\_\_\_\_

*NOTE: Revised Final Plats shall follow the process as outlined in ARTICLE IV Section 403, including a detailed explanation on the plat as to the nature of the revision.*

*Per ARTICLE V Section 503 of the Land Development Regulations, the application for final plat approval shall consist of the following (items marked \* are deficient):*

**Zoning Department**

[    ]      1.      Seven (7) paper copies of the final plat are needed for review. including two mylar copies are needed **upon approval of the final plat**, clearly and legibly drawn at a scale not less than 100 feet to one inch on a sheet which measures 17" x 22".

[    ]      2.      The final plat shall conform to the preliminary plat and it may constitute only that portion of the approved preliminary plat which the sub-divider proposes to record and develop at any one time, provided that such portion conforms to the staging established in preliminary plat procedure (Section 403(f)) and to other requirements of these rules and regulations.

[    ]      3      Lots or sites shall be numbered in numerical order and blocks shall be lettered alphabetically.

[    ]      4.      Areas of lots, streets, and all other parcels of land, as shown on the final plat, and shall be tabulated as follows:

Item	Square Feet	Acres
Lots (number)		
Streets		
Green Belt		
Other (specify)		
TOTAL		

- [ ] 5. Each lot and other parcel of land shall have the area, expressed to the nearest square foot, shown within the boundary of the same.
- [ ] 6. All information required for the recording of maps, plats, etc., by the Clerk of Superior Court Act (GA laws, 1978 Session) must be shown. All requirements specified by Georgia Plat Act (No. 1291) shall apply.

**Environmental Planning Tech.**

- [ ] 1. Location, dimensions, invert elevations of piped segments and control weirs, maximum water surface elevations of retention ponds, location of any easements, public service utility right-of-way lines and any area to be reserved, donated, or dedicated to public use, location of sites to be used for purposes other than residential with notes state their purpose and limitations, and any areas to be reserved by deed covenant for the common use of all property owners shall be shown.
- [ ] 2. That approval has been provided for any required landscaping.
- [ ] 3. If a septic tank is proposed to be used on any lot in a subdivision, the following shall be required as part of the final plat review process:
  - a. The applicant shall submit a copy of the soils delineation performed by a soil scientist.
  - b. The final plat shall contain a certification signed and dated by the Fayette County Environmental specialist assigned to the Fayette County Public Health Department that the property has been reviewed and, in general, approved for septic tank use.
- [ ] 4. Two complete sets of “as-built” drawings signed and sealed by a Professional Engineer, registered in the State of Georgia, and including the following:
  - a. “As-built” plans of all streets showing the actual location of all utility lines.
  - b. “As-built” spot elevations every 100 feet of all street where final grades vary more than 12 inches from the approved construction drawings.
  - c. “As-built” horizontal and vertical alignment, including profiles and invert elevation of all sanitary sewer.
- [ ] 5. Signed Stormwater Maintenance and Inspection Agreement

- [ ] 6. Bond or letter of credit providing for the maintenance of the stormwater facilities pursuant to the Town's Land Development Regulations concerning Maintenance Agreements
- [ ] 7. Spaces for certificates and statements specified herein (Article V Section 504b. Plat Certificates)
- [ ] 8. 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".