



Engineering Checklist

Preliminary & Final Plat

Preliminary Plat Specifications

The preliminary plat shall be clearly drawn at a scale of no less than 100 feet to one inch on a sheet which measures 17 inches by 22 inches and shall contain the following:

- Date of survey, north point & graphic scale, source of datum, date of plat drawing, & space for revision date.
- Preliminary certificates and statements specified in section 109-115 of the Land Development Ordinance.
- 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.
- Contour lines based on sea level datum shall be included and shall be drawn at intervals on for more than two feet. Contour lines shall be based on field surveys or photogrammetric methods from aerial photographs, and the basis for the topographic contour shown shall be specified.
- Natural features within the proposed subdivision, including drainage channels, bodies of water, wetlands and other significant features. 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.
- Cultural features within and adjacent to the proposed subdivision including right-of-way and pavement widths, names of existing and platted streets, all easements, town and county lines, location and dimensions of bridges, utility lines, and structures. Buildings and culverts should also be indicated.
- Proposed layout of the subdivision including lot lines with rough dimensions, lot numbers, block letters, street and alley lines with street names, cart path locations, right-of-way widths, greenbelts, setback lines, zoning district, easements, or other dedications for public uses.
- Unit division, phasing, or stage development, if any, as proposed by the subdivider.
- Location of all existing and proposed utilities.
- Street Lighting Plan
- Soil delineation performed by a surveyor, engineer, or soil scientist.

Comments

Blank area for comments.

Final Plat Specifications

The Final Plat Shall include all items outlined in the preliminary plat plus the following:

- The final plat shall conform to the preliminary plat and it may constitute only that portion of the approved preliminary plat which the subdivider proposes to record and develop at any one time, provided that such portion conforms to the staging established in preliminary plat procedure (sect. 109-80 (f)) and to other requirements of these rules and regulations.
- 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 areas to be reserved, donated, o 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.
- 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.'
- Spaces for certificates and statements specified herein.
- All information required for the recording of maps, plats, etc., by O.C.G.A. title 14, ch.6, article 2 (O.C.G.A. 15-6-50 et seq.) must be shown. All requirements specified by state and law shall apply

Comments



Environmental Planning & Management Checklist

Preliminary & Final Plat

Preliminary Plat Specifications

The preliminary plat shall be clearly drawn at a scale of no less than 100 feet to one inch on a sheet which measures 17 inches by 22 inches and shall contain the following:

- Natural features within the proposed subdivision, including drainage channels, bodies of water, wetlands and other significant features.
- 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.
- Location of any public or private recreation areas.

Comments:

Final Plat Specifications

The application or final plat approval shall be submitted with 8 print copies including 2 Mylar. Drawn clearly and legibly at a scale of no less than 100 ft. to one in. On 17" x 11"

- The final plat shall conform to the preliminary plat and it may constitute only that portion of the approved preliminary plat which the subdivider proposes to record and develop at any one time, provided that such portion conforms to the staging established in preliminary plat procedure (sect. 109-80 (f)) and to other requirements of these rules and regulations.
- That approval has been provided for any required landscaping.
- If a septic tank is proposed to be used on any lot in a subdivision, the following shall be required as a 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 county environmental specialist assigned to the county public health department that the property has been reviewed and, in general, approved for septic tank use.



Planning & Zoning Checklist

Preliminary & Final Plat

Preliminary Plat Specifications

The preliminary plat shall be clearly drawn at a scale of no less than 100 feet to one inch on a sheet which measures 17 inches by 22 inches and shall contain the following:

- Proposed name of subdivision, proposed street names and address of the owner of record.
- Name, address, and telephone number of the subdivider.
- Date of survey, north point & graphic scale, source of datum, date of plat drawing, & space for revision date.
- Location (land district and land lot) and acreage.
- Location sketch locating the subdivision in relation to the surrounding area showing the relationship to well known landmarks. Location sketches may be drawn in freehand and must be at a scale not less than one inch to 2,000 feet. U.S. Geological Survey maps may be used as a reference guide for the location sketch.
- Name of former subdivision (if applicable) or all of the land in the preliminary plat has been previously subdivided, showing boundaries of same.
- Cultural features within and adjacent to the proposed subdivision including right-of-way and pavement widths, names of existing and platted streets, all easements, town and county lines, location and dimensions of bridges, utility lines, and structures. Buildings and culverts should also be indicated.
- Proposed layout of the subdivision including lot lines with rough dimensions, lot numbers, block letters, street and alley lines with street names, cart path locations, right-of-way widths, greenbelts, setback lines, zoning district, easements, or other dedications for public uses.
- Name, address, and telephone number of the subdivider.

Final Plat Specifications

The application or final plat approval shall be submitted with 8 print copies including 2 Mylar. Drawn clearly and legibly at a scale of no less than 100 ft. to one in. On 17" x 11"

- The final plat shall conform to the preliminary plat and it may constitute only that portion of the approved preliminary plat which the subdivider proposes to record and develop at any one time, provided that such portion conforms to the staging established in preliminary plat procedure (sect. 109-80 (f)) and to other requirements of these rules and regulations.
- Lots or sites shall be numbered in numerical order and blocks shall be lettered alphabetically.
- Spaces for certificates and statements specified in the LDO Sec. 109-114 (b)
- Two complete sets of "as-built" drawings signed and sealed by a professional engineer, registered in the state, 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 streets where final grades vary more than 12 inches from the approved construction drawings.
 - c.** "as-built" horizontal and vertical alignment, including profiles and invert elevations of all sanitary sewer.

Comments:

(b) 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	_____	_____

(c) Each lot and other parcel of land shall have the area, expressed to the nearest square foot, shown within the boundary of the same.

(Code 1984, § 6-7-17; Ord. No. 340, 6-3-1997)

Sec. 109-115. - Plat certificates.

(a) Each application for preliminary plat submitted shall carry the following certificates printed or stamped on the plat:

(1) 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.

By	_____	Registered Landscape Architect No. _____
Or	_____	Registered Land Surveyor No. _____
Or	_____	Registered Civil Engineer No. _____

(2) Certificate of preliminary plat approval.

All requirements of the Tyrone Land Development Ordinance relative to the preparation and submission of a Preliminary Plat having been fulfilled, approval of this plat is hereby granted by the Mayor and Town Council.

_____ Date	_____ Town Engineer
This Certificate Expires	

Approved for development as shown:

_____ Date	_____ Fayette County Health Department
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(b) Each final plat submitted for approval shall carry the following certificates printed or stamped thereon:

(1) *Final surveyors certificate.*

By: _____	
Registered Land Surveyor No. _____	
_____ Date	

(2) *Final plat approval.*

_____ Town Engineer	_____ Date
_____ Mayor	_____ Date
_____ (Owner)	
_____ Town Clerk	_____ Date

(3) *Maintenance guarantee.*

(4) *Certificate of dedication.*

THE TOWN OF TYRONE, GEORGIA

By: Mayor _____

Attest: Town Clerk _____

(Code 1984, § 6-7-18; Ord. No. 340, 6-3-1997)