

APPENDIX T

GENERAL INFORMATION	
	The final plat shall be drawn clearly and legibly in black ink at a recommended scale of 1" = 10' to 1"=100'. The scale shall be stated as "1" inch to _ft. and shown graphically. If the complete plat cannot be shown on one sheet, then said plat shall be shown on several sheets with an index map indicated on each sheet. The recommended sheet size shall be 17" x 22" with a minimum character height of .08 inches. Plats recorded and filed at Fayette Superior Court must meet the standards of the "Georgia Plat Act". The Clerk of Superior Court can and will reject your document if it is not legible or does not meet Georgia Plat Standards.
	Provide a name or title for all maps or plats. The name of the former subdivision, Deed Book and Page number shall be stated on all sheets, if applicable.
	Provide the following: City, County, District, and Land Lot; Date of plat preparation and each individual revision of record.
	The name of the land surveyor, registration number, and seal shall be affixed to the plat under the surveyor's signature.
	Provide the name, phone, and address of the owner of record.
	Provide the name and address of the sub-divider.
	Provide a north arrow (state plane GA West) and graphic scale on all sheets.
	Show all land lot lines, district lines, and city and county boundaries labeled appropriately with words and figures.
	Provide distances and bearings on all boundary or lot lines.
	Provide in the notes the reference for the angular bearings shown on the plat.
	Provide a site location map and the course and distance to the nearest existing street intersections, benchmarks, or other recognized permanent monuments which shall be accurately described on the plat. Tract boundaries shall be determined by accurate survey in the field.
	Provide a copy of the F.I.R.M. panel and the F.I.R.M. panel front cover on the plat. Show and label the location of the site.
	Provide in the notes the total number of lots and acreage of the tract of land being subdivided.
	Locate all fire hydrants.
	Provide the zoning case number and all conditions of zoning on the plat and clearly indicate compliance with conditions showing all required natural buffers, landscape strips, and deceleration lanes on the plat. Provide adjacent properties' zoning classification.
	Provide a typical lot detail to include minimum dwelling size, sidewalk location, proposed rights of way, setbacks, etc.
	Provide the current zoning for the property or tract of land being platted and zoning case number (if any). The following data shall also be stated on the plat: Front Setback _____ feet Rear Setback _____ feet Side Setback _____ feet Minimum Heated Floor Area _____ feet Parking Space(s)/Dwelling Unit _____ spaces Minimum required Lot Area _____ square feet Minimum required Lot _____ Frontage feet Min. required Lot Width at Building Line _____ feet
	Access easements, fencing, and landscape strips at each stormwater management facility, as shown in the approved design.

FINAL PLAT CHECKLIST (CONTINUED)

TRANSPORTATION																					
DEDICATION PLAN																					
	R/W dedication tables of area dedicated. Ensure polygons for frontage dedication is independent of polygon for subdivision internal street dedicated and that each polygon is closed. Show entire area of polygon																				
	Label distance of centerline of roadway to existing and proposed right-of-way																				
	Label all private streets as Access Easement/Utility Easement																				
	Show and label all lines and curves of roadway centerlines																				
	Show line of sight at entrance(s) to subdivision.																				
	Show proposed right of way lines as bold and label "Dedicated R/W" and existing right of way as grayscale and label "existing R/W".																				
	Provide the following required Right-of-Way Dedication Documents for donation of right-of-way to the City per Section 3.0 of the City's current Right-of-Way policy. Right-of-Way Deed Affidavit of Owner Title opinion or vesting deed Proof of authorization to sign for Corporation, LLC, Partnership, etc.																				
ROADWAY																					
	Show and state all names for all subdivision streets and front road. Label the existing right of way and proposed right of way or access/utility easements (private roads).																				
	Show and label all existing conditions including property lines, subdivisions, driveways, streets and alleys, utilities, pavement striping, etc. along the property frontage on both sides of the road. Include existing conditions to the next roadway intersection past property lines.																				
	Label centerline line data for all roads (subdivision and existing roadway). Sample Street Centerline Line Chart Street Centerline Line Chart <table border="1"> <thead> <tr> <th>Line</th> <th>Length</th> <th>Bearing</th> </tr> </thead> <tbody> <tr> <td>CL1</td> <td>255.05'</td> <td>S68°38'06"W</td> </tr> <tr> <td>CL2</td> <td>41.25'</td> <td>S68°38'06"W</td> </tr> <tr> <td>CL3</td> <td>96.56'</td> <td>S49°18'01"W</td> </tr> </tbody> </table>	Line	Length	Bearing	CL1	255.05'	S68°38'06"W	CL2	41.25'	S68°38'06"W	CL3	96.56'	S49°18'01"W								
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	Label centerline curve data: showing angles of deflection and standard curve data including radii, length of arcs and tangent between curves, point of curvature (P.C) and point of tangency (P.T.) for subdivision and front road. Sample Street Centerline Curve Chart Street Centerline Curve Chart <table border="1"> <thead> <tr> <th>Curve</th> <th>Arc</th> <th>Radius</th> <th>Chord</th> <th>Chord Bearing</th> </tr> </thead> <tbody> <tr> <td>CC1</td> <td>50.62'</td> <td>150.00</td> <td>50.38'</td> <td>S68°38'06"W</td> </tr> <tr> <td>CC2</td> <td>29.58'</td> <td>350.00'</td> <td>29.57'</td> <td>S68°38'06"W</td> </tr> <tr> <td>CC3</td> <td>33.08'</td> <td>350.00'</td> <td>33.07'</td> <td>S68°38'06"W</td> </tr> </tbody> </table>	Curve	Arc	Radius	Chord	Chord Bearing	CC1	50.62'	150.00	50.38'	S68°38'06"W	CC2	29.58'	350.00'	29.57'	S68°38'06"W	CC3	33.08'	350.00'	33.07'	S68°38'06"W
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	Label distance from back of curb to right of way. Show and state all names and right of way widths (existing and proposed) for all public streets (subdivision and front roads). Show dimensions for R/W to R/W, R/W to C/L, B/C to R/W.																				
	Show and label sidewalks/trail and curb and gutter along the entire property's road frontage. Show all sidewalk/trail and curb and gutter within the subdivision and label as future if not constructed.																				

FINAL PLAT CHECKLIST (CONTINUED)

	Show all pavement striping (crosswalks, edge lines, arrows) and signage as installed.
	Show radius of cul-de-sac to edge of pavement and to right-of-way.
	SHOW ALL SIGNAL IMPROVEMENTS. VERIFY THAT ALL SIGNAL IMPROVEMENTS ARE WITHIN THE RIGHT-OF-WAY.
UTILITIES & STORMWATER MANAGEMENT	
	Provide approved "Street Lighting Plan" and show proof of payment to the Electric Provider for installation.
	Ensure utilities (poles, hydrants, box, etc.), concrete flumes or others are not obstructing the required ADA width for a sidewalk.
	Show all private utility vaults located outside of public right of way.
	Show all public service utility lines and any easements.
	Show and label all drainage system structures, pipes, channels, etc..
	Show and label all stormwater management facilities.
	Show 100-year ponding elevations at all stormwater management facilities and sump locations (e.g. inlet headwalls, drop inlets).
	Add note to final plat, "Home Owners Association shall maintain all common areas, storm water infrastructure including but not limited to inlets, pipes, drainage easements and stormwater management facilities which are located outside of the right of way or not owned and maintained by the City".
	Label all common areas as "C.A."

FINAL PLAT CHECKLIST (CONTINUED)

REQUIRED CERTIFICATIONS AND STATEMENTS							
	Provide the closure precision of the survey data shown on the plat as follows: "This plat has been calculated for closure and is found to be accurate within one foot in _____ feet.						
	<p>FINAL PLAT APPROVAL</p> <p>The Community Development Department of The City of Fayetteville, Georgia, certifies that this plat complies with the City of Fayetteville Zoning Ordinances, Conditions of Zoning, and the City of Fayetteville Development Regulations as amended.</p> <p style="text-align: right;">Director, Date Department of Community Development</p> <p style="text-align: right;">City Engineer, Date Department of Community Development</p>						
	If applicable, provide revision statement with signature block. Original approval signatures are needed for revisions.						
	<p>OWNER'S ACKNOWLEDGEMENT (this must be the owner of record signed in BLUE ink).</p> <p>Note: all dedications may not be applicable.</p> <p>OWNER'S ACKNOWLEDGEMENT: STATE OF GEORGIA (CITY OF FAYETTEVILLE)</p> <p>The owner of record of the land shown on this plat and whose name is subscribed thereto in person or through a duly authorized agent, hereby acknowledges that this plat was made from an actual survey, and dedicates to Fayette County or the City of Fayetteville, as noted below, the complete ownership and use of all improvements constructed or to be constructed in accordance with this plat, and dedicates to the use of the public forever the following:</p> <p>To Fayette County</p> <p style="margin-left: 20px;">a. Public Water Easements _____ acres</p> <p>To the City of Fayetteville</p> <p style="margin-left: 20px;">b. Public Street Right-of-Way _____ acres in fee</p> <p style="margin-left: 20px;">c. Drainage structures within the Right-of-Way _____ acres</p> <p style="margin-left: 20px;">d. Public Parks _____ acres</p> <p style="margin-left: 20px;">e. Public Access/Pedestrian Easements _____ acres</p> <p style="margin-left: 20px;">f. Public Sewer/Water Easements _____ acres</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border-top: 1px solid black; padding-top: 5px;">Typed Name of Subdivider</td> <td style="width: 50%; border-top: 1px solid black; padding-top: 5px;">Typed Name of Owner of Record</td> </tr> <tr> <td style="border-top: 1px solid black; padding-top: 5px;">Signature of Subdivider</td> <td style="border-top: 1px solid black; padding-top: 5px;">Signature of Owner of Record</td> </tr> <tr> <td style="border-top: 1px solid black; padding-top: 5px;">Date</td> <td style="border-top: 1px solid black; padding-top: 5px;">Date</td> </tr> </table>	Typed Name of Subdivider	Typed Name of Owner of Record	Signature of Subdivider	Signature of Owner of Record	Date	Date
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	<p>FLOOD HAZARD</p> <p>The 100-year Flood area shown herein were determined by the Professional Engineer whose stamp and signature are affixed hereto. The City of Fayetteville does not, by approving this plat, warrant their accuracy, and does not imply that land outside the areas of flood hazard shown will be free from flooding or flood damage. Further, the City of Fayetteville does not by approving this plat nor accepting the public improvements therein, assumes maintenance of the flood carrying capacity of the flood areas or watercourses. Maintenance shall remain the responsibility of the owner(s) of the land upon which they exist. The owner of a lot or parcel that contains a flood hazard area is required to submit a site plan to the City of Fayetteville prior to the initiation of any improvements to the lot or parcel. The site plan shall include the location and elevation of the elevation of 100-year flood within the lot or parcel and the existing and proposed improvements. Approval of the site plan by the City of Fayetteville is required prior to the issuance of a building permit</p>						

FINAL PLAT CHECKLIST (CONTINUED)

	<p>DRAINAGE</p> <p>The owner of record on behalf of himself (itself) and all successors in interest specifically releases the City of Fayetteville from any and all liability and responsibility for flooding or erosion from storm drains or from flooding from high water of natural creeks, river, or drainage features. A drainage easement is hereby established for the sole purpose of providing for the emergency protection of the free flow of surface waters along all watercourses as established by these Regulations and the Director of the Department of Public Services. Said Director 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 staff and Director, is potentially injurious to life, property, or the public road or utility system. Such emergency maintenance conducted for the common good shall not be construed as constituting a continuing maintenance obligation on the part of the City of Fayetteville nor abrogation of the City of Fayetteville right to seek reimbursement for expenses from the owner(s) of the property (ies) or the lands that generated the conditions.</p> <p>NOTE: Stream Buffers are to remain in a natural and undisturbed condition.</p> <p>NOTE: Structures are not allowed in drainage easements</p>
	<p>THE CERTIFICATE OF RECORDING</p> <p>Certification as to Recording</p> <p>This is to certify that this plat has been recorded in Plat Book _____</p> <p>Page _____ of Fayette County</p> <p>Recorded on _____ 20 ____.</p> <p>Clerk, Superior Court Fayette County, Georgia</p>
	<p>Include the following statement under the F.I.R.M. panel:</p> <p>“According to the F.I.R.M of Fayette County, panel number _____, dated _____, a portion of this property(ies) or (is not) located in a Special Flood Hazard Area.”</p>
	<p>Add this note to plat:</p> <p>“City of Fayetteville and Fayette County personnel and/or agents shall have free and total access to and across all easements.”</p>
	<p>All sidewalks shall be built by the builder(s) prior to issuance of the Certificate of Occupancy for said lot. All sidewalks located on common areas shall be built by the Developer before approval of the Final Plat.</p>
	<p>The maintenance and ownership of the stormwater maintenance pond(s), open space and drainage easements are to be performed by the Homeowners Association. Signed stormwater maintenance agreements shall be recorded and filed with the city.</p>