

APPENDIX C

SUBMITTAL REQUIREMENTS	
	The PRELIMINARY 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 24" x 36"
	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 in the Title Block: City, County, District, and Land Lot; Date of plat preparation and each individual revision of record.
	Provide a note stating the zoning of the property, (if applicable) the zoning case number, and the minimum requirements per the zoning conditions.
	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. Lot lines with dimensions, internal angles, arcs, chords, and tangents, or radii of rounded corners.
	Show lot number and front, rear, and side setback lines with dimensions.
	Provide in the notes the reference for the angular bearings shown on the plat.
	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."
	Land lot lines must be accurately shown on the subdivided tract by distance and angles when such lines traverse the tract.
	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. Show the limits of the floodplain on the site plan, if applicable. Include the following statement under the F.I.R.M. panel: "According to the F.I.R.M. of Fayette County, panel number ___ dated ___, a portion of this property (is) or (is not) located in a Special Flood Hazard Area."
	Provide in the notes the total number of lots and acreage of the tract of land being subdivided or combined.
	Provide the width to the centerline of the right-of-way and the right-of-way width. Show the angles of deflection and standard curve data of intersection, radii, length of tangents, arcs, and degree of curvature with basis of curve data for all roads on a curve. Label the names of all streets and alleys within and immediately adjoining the plat and the exact location and widths of all crosswalks.
	Label the R/W to indicate whether the road is a public or private street.
	Show state water buffers (25' State Undisturbed Buffer, 50' City Undisturbed Buffer, and 75' City impervious setback), zoning buffers, easements, 100-yr floodplain and other applicable setbacks.
	Show conceptual storm water management facility locations
	Include the following statements on the plans: "Water service provided by _____ ." "Wastewater service provided by _____."
	The following drainage statements shall appear on all plats: NOTE: Stream Buffers are to remain in a natural and undisturbed condition. NOTE: Structures are not allowed in drainage easements

PRELIMINARY PLAT CHECKLIST (CONTINUED)

REQUIRED NOTES FOR PRELIMINARY PLATS	
	<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: center;">Director, Date Department of Community Development</p> <p style="text-align: center;">City Engineer, Date Department of Community Development</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>ADD THIS STATEMENT OF SLOPE EASEMENT</p> <p>This plat is approved with the understanding that easement is granted the City of Fayetteville along all road frontage for the purpose of sloping cuts and fills as follows:</p> <ul style="list-style-type: none"> — 0' to 5' - not less than 3 to 1 slope — 5' to 10' - not less than 2 to 1 slope
	<p>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>