



FAYETTEVILLE

NO LIMITS ON IMAGINATION

FAYETTEVILLE CITY HALL
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Fayetteville, Georgia 30214
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DEVELOPMENT PLANS APPLICATION

FOR PLANNING & ZONING DEPT. USE ONLY

File No. _____ Project No. _____

Amount Received: Date Paid: _____

Staff Signature: _____ Date: _____

Applicant Signature: _____ Date: _____

P&Z Regular Meeting Date: _____

Date Completed Application Was Received: _____

(Official Date Stamp)

Parcel #: _____

Project Name: _____

Project Address: _____

Description of project: _____

Applicant Name: _____

Applicant Address: _____

Applicant Email: _____

Applicant Phone Number: _____ Fax Number: _____

_____ affirms that he is/ she is/ they are the owners/
specifically authorized agent of the property located at: _____

_____ petitions the City of Fayetteville Planning and Zoning
Commission to consider the proposed site development plans located in a _____
zoning district.

The applicant tenders herewith the sum of **\$550.00 + \$25 per acre (0-20 acres) or \$1000.00 + \$15 per acre (20 acres and above). *\$250 each resubmittal** to cover the expenses of staff administrative review, advertising, and public hearings. The applicant also acknowledges that they may have to pay additional fees based on the attached sewer assessment and impact fee schedule. (Applicant must contact the Finance Department, Water Department, and Building Department to see if other fees are applicable.)

Does the proposed use consist of a restaurant facility? (Yes / No)

If so, do you plan to serve alcohol? (Yes / No) If you plan to serve alcohol, what is the distance from the nearest church _____ school _____ residence _____ as measured following the guidelines set forth in Section 10-34 of the Fayetteville code of ordinances.

APPLICATION/CHECKLIST

Return this APPLICATION/CHECKLIST with submittal. - Incomplete submittals will not be reviewed.

PDF copy of the development site plan and elevations for departmental review.

To include:

- Vicinity map showing project location, north arrow, graphic scale & date
- Complete survey including property boundary lines, with bearings & distances
- Existing roads, streets, highways, & respective r-o-w widths on or adjacent to property
- Existing drainage ditches, canals, water courses, and drainage easements on or adjacent to the property
- Existing buildings, structures, and facilities on development property and adjacent property
- All existing utility lines on or adjacent to the property
- Adjacent property land uses, zoning and property owner names
- Impact on classification and structure of existing dams. Provide dam break analysis if applicable.

PDF copy of the site plan & all four sides color elevations for Commission review.

- PDF or JPEG file of site plan & color elevations
- Narrative describing nature & scope of project
- Material Samples
- Wetlands boundary determination & certification (USACofE)
- Topographic Survey, drainage plan and storm water runoff calculations
- Grading & utility plan, including:
- Final design & layout of underground electric, telephone, gas & cable TV utility lines
- Soil erosion & sediment control plan, including:
- Detail sheets for soil erosion & sediment control facilities

- Storm water management facilities and utility profiles
- Storm Water Management Plan, showing downstream impact & final disposition of water (Storm Water Management Plans shall meet the requirements of Ordinance 0-30-02, Storm Water Quality Ordinance, adopted June 20, 2002.)
- Future Conditions Floodplain (if project is in a drainage basin of 100 acres or larger).
- CAD/GIS Data Submission Standards
- Tree Protection Plan (TPP) including:
 - Tree survey & identified trees requested for removal from the affected agencies
 - Tree protection zones and proposed tree protection methods
 - Tree planting & replacement plan
 - Name, registration & contact info for responsible professional
- Lighting Plan, conforming to the provisions of Section 94-322
- Existing & proposed fire hydrant locations
- Proposed access to existing roads, circulation routes, parking space layout & dimensions
- Proposed setbacks, buffers, open spaces areas, landscaped areas, & impervious surface calculations.
- Water supply & sewage disposal plans
- Letters of capability & commitment to serve water, sewer, electric, telephone, & cable TV
- Dept. of Natural Resources permits & approvals
- DOT encroachment permit
- Fire safety standards approval by Fire Official
- Must check with City's Building Department, Finance Department and Water Department for other possible fees ie. sewer assessment, impact fees, etc.
- Mainstreet Director's certification of compliance (for projects within Mainstreet District)

◆ *Applications will not be considered complete until all items have been supplied. **Incomplete applications will NOT be placed on the Planning & Zoning Commission agenda and will be returned to the applicant.***

◆ *All items must be reviewed and approved by Staff & must be in compliance with current City Ordinances.*

◆ *The City shall have five business days in order check applications for completeness.*