

FINAL PLAT Application # _____



PLANNING AND ZONING

FINAL PLAT APPLICATION FOR THE CITY OF FORT VALLEY

Note: The applicant must complete this and all attached forms. Failure to complete them will result in the refusal of the application. The Department has up to five (5) working days to review all applications submitted for completeness. If the application is found insufficient, an agenda date will not be set until the required information is submitted.

Applicant

Property Owner

Phone: _____

Phone: _____

E-Mail: _____

E-Mail: _____

Existing Zoning District: _____

Proposed Zoning District: _____

Existing Use of Property: _____

Proposed Use: _____

Tax Map/Parcel Number _____ Acreage: _____

Location of Property (for legal ad): _____

.....

I hereby certify that the above information and all attached information are true and correct.

Signature: _____ Date: _____

.....

Application Withdraw:

I hereby withdraw the application. Signature: _____ Date: _____

.....

.....

Staff Use Only

Application Date: _____ Taken by: _____

Tentative City Council Date: _____ Fee: \$1,500.00 + \$20.00 per acre

Fee Payment Received: _____ Payment Taken By: _____

AUTHORIZATION OF PROPERTY OWNER

I swear that I am the owner of the property which is the subject matter of the attached application, as shown in the records of Peach County, Georgia.

Name of Owner(s) _____

Address _____

Telephone Number _____

Signature of Owner(s) _____

I authorize the person named below to act as applicant in the pursuit of a rezoning, conditional use, subdivision, or variance of this property.

Name of Applicant(s) _____

Address _____

Telephone Number _____

Personally appeared before me

who swears that the information contained
in this authorization is true and correct to
the best of his or her knowledge and belief.

Notary Public

Date

SUBMITTAL REQUIREMENTS AND APPROVAL PROCEDURES

The following procedures shall be followed when submitting plats for a major subdivision:

- 1) The applicant shall submit this application and (6) six printed and (1) digitized copies of the plat to the Zoning Administrator and pay appropriate fees.
- 2) The Planning Commission shall review the plat and consider approval, disapproval, or approval with conditions during their regularly scheduled meeting.
- 3) The applicant shall provide for maintenance and/or performance bonds prior to approval of the final plat
- 4) Upon approval the applicant shall have the final plat recorded with the Peach County Clerk of Superior Courts within 60 days of receiving approval of the final plat.

FINAL PLAT CONTENT REQUIREMENTS

- 1) Sheet size shall be 18 inches by 24 inches.
- 2) Prepare at a scale of one inch equals 100 feet or larger.
- 3) Name of subdivision.
- 4) Name, address, telephone number and email address of subdivider.
Date of survey, date of plat drawing, and revision dates, graphic scale; north arrow with reference of bearing to magnetic, true or grid north; the longitude and latitude and state plan coordinates; and mean sea level datum.
- 5) Location of tract (land district and and land lot) and acreage.
- 6) Exact boundary lines of the tract, to be indicated by a heavy line, giving distance to the nearest one-hundreth foot and bearings to the nearest second.
- 7) Exact location, right-of-way, widths, and names of all streets and alleys within and immediately adjoining the plat.
- 8) Lot lines with dimension to the nearest one-hundreth foot.
- 9) Building setback lines with dimension on each lot.
- 10) 911 address of each lot.
- 11) Square footage of each lot.
- 12) Location, dimensions, and purpose of easements, public service utility right-of-ways.
- 13) FEMA map panel and number with note stating the site is out of the flood plain.
- 14) Indicate type of water and sewer services provided on the plat.
- 15) Final plat signed and sealed by a registered land surveyor licensed to practice in the state.
- 16) Protective covenants or deed restrictions, if any, shall be placed directly on the final plat or attached thereto in a form for recording..
- 17) Surveyor's certification.
- 18) Owner's Certification.
- 19) Certificate of Approval by the Fort Valley Planning Commission.

STAFF RECOMMENDATION: ☐ **APPROVE** ☐ **DENY**

REASON: _____
