

Official Use Only:

Application #: _____

Fee Paid: _____

Date Received: _____

Date of Hearing: _____

**TOWN OF GEORGIA
PLANNING COMMISSION**

FINAL PLAT APPLICATION

Submission of Application: Within six months of Preliminary Plat Approval for a major subdivision, or classification of the application by the Planning Commission as a minor subdivision, the subdivider shall submit an application for approval of a final plat. An application for Final Plat Approval will consist of eight sets of site plan maps (one full-size and 7 - 11"x17") and shall contain those items set forth on the attached sheet and shall conform to the layout shown on the sketch plan plus any recommendations made by the Planning Commission. Applicant must also submit stamped, addressed envelopes for all abutters, including those across a public or private right of way.

Applicant(s): Name & Address

Property Owner(s): Name & Address
(If different from Applicant)

Telephone: _____

Telephone: _____

Applicant's Signature: _____

Property Owner's Authorization The undersigned property owner hereby certifies that the information submitted in this application regarding the property is true, accurate, and complete and that the Applicant has full authority to request approval for this proposal.

Property Owner(s) Signature

Location of Proposed Subdivision: _____

Total acreage of parcel to be subdivided: _____

Tax Parcel ID #: _____

Zoning District: _____

Deed Reference: Volume _____

Page _____

Previous subdivision of parcel (if applicable): _____

Date: _____

Map # _____

Previous Site Plan Approval (if applicable): _____

Date: _____

Map # _____

Application Submittal Check List For Final Plat Review for Major Subdivisions

Pursuant to Section 510 of Subdivision Regulations, the following criteria must be submitted or addressed before an application will be scheduled for a public hearing with the Planning Commission.

1. ___ Completed application form signed by landowner(s) and applicant (if different from owner).
2. ___ Stamped and addressed envelopes for all abutting property owners, including those across a public or private rights of way.
3. ___ Complete survey of subdivision tract by a licensed land surveyor.
4. ___ Final plans shall consist of one or more maps which may be printed or reproduced on paper with all dimensions shown in feet or decimals of a foot, drawn to a scale of not more than one hundred (100) feet per inch, showing or accompanied by the following information:
 - a) Proposed subdivision name, or identifying title, the name of the Town, and the designer of the plat(s).
 - b) Number of acres within the proposed subdivision, location of proposed lot lines, existing easements, and existing structures.
 - c) The names of all subdivision immediately adjacent and the names of owners of record and deed reference of adjacent acreage.
 - d) Deed reference for the subject parcel.
 - e) The zoning district designation of the area to be subdivided and any zoning district boundaries affecting the parcel.
 - f) The location and size of any existing water mains, culverts and drains on the subject property.
 - g) Location, names and present widths of existing and proposed streets, highways, easements, building lines, alleys, parks, and other public open spaces as well as similar facts regarding adjacent property two hundred (200) feet from property lines.
 - h) Contour lines at 5' intervals.
 - i) Drainage plan showing provisions for managing stormwater (please identify any Low Impact Development techniques being employed).
 - j) Landscaping details.
 - k) Existing and proposed utilities, structures and driveways.
 - l) Building envelopes meeting PRD setback and showing proposed interior setbacks.
 - m) Wastewater and water supply details.
 - n) Typical cross sections of the proposed grading of roadways and sidewalks.
 - o) Designs of any bridge or culverts which may be required.
 - p) Natural features of the proposed site including: wetlands, surface waters, floodplains, deer wintering areas, rare species habitat, scenic areas, and slopes 25% or greater.
 - q) Permanent reference monuments and lot corner markers.
 - r) Date, true north point and scale.
 - s) Planning Commission and Town Clerk signature blocks.
5. ___ Copies of proposed deeds, agreements or other documents showing the manner in which shared infrastructure are to be dedicated, reserved, and maintained.
6. ___ Any other documents/information required by the Planning Commission (see preliminary plat approval conditions).