

FINAL PLAT CHECKLIST

Subdivision _____

Date _____

Zoning _____

Location

Street Names _____

The following item (s) (does, does not) conform with the requirements of the platting requirements. Those item not conforming are explained on the final page.

<u>Does</u>	<u>Does Not</u>	<u>N/A</u>	<u>ITEM</u>
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FINAL PLAT SPECIFICATIONS

- | | | | | |
|----|-------|-------|-------|---|
| 1. | _____ | _____ | _____ | The final plat shall conform to the conditions of the tentatively approved preliminary plat. |
| 2. | _____ | _____ | _____ | The final plat shall be clearly and legibly drawn on any acceptable tracing material and shall comply with all requirements of the "Georgia Plat Act", Section [1] (a). |
| 3. | _____ | _____ | _____ | The scale shall be a minimum of one hundred (100) feet to the inch. |
| 4. | _____ | _____ | _____ | Sheet size shall not be greater than 18 inches by 24 inches. If the complete plat cannot be shown on one (1) sheet of this size, it may be shown on more than one (1) sheet with an index map at a reduced scale. |

INFORMATION TO BE PROVIDED ON FINAL PLAT

- | | | | | |
|----|-------|-------|-------|--|
| 5. | _____ | _____ | _____ | North point and graphic scale and date. |
| 6. | _____ | _____ | _____ | Name and address of owner of record and of subdivider. |
| 7. | _____ | _____ | _____ | Name of Subdivision. The name of the subdivision must have the approval of the Commission. The name shall not duplicate nor closely approximate the name of any existing subdivisiom |

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	<u>Does</u>	<u>Does Not</u>	<u>N/A</u>	<u>ITEM</u>
8.	_____	_____	_____	Subdivision Acreage shall be shown with dimensions to the nearest one-tenth.
9.	_____	_____	_____	Location of streams, lakes, and swamps and land subject to flood as determined from past history of flooding.
10.	_____	_____	_____	Bearing and distance to permanent points on the nearest existing street lines or benchmarks or other permanent monuments [not less than three (3)] shall be accurately described on the plat
11.	_____	_____	_____	Landlot and land district numbers shall be shown.
12.	_____	_____	_____	Exact boundary lines of the tract determined by a field survey, giving distances to the nearest one-tenth foot (1/10 ³) and angles to the nearest minute shall be balanced and closed with an apparent error of closure not to exceed one (1) in five-thousand (5,000).
13.	_____	_____	_____	Locations, widths, and names of all streets and alleys within and immediately adjoining the new subdivision shall be shown on the plat.
14.	_____	_____	_____	Street right-of-way lines shall show angles of deflection, angles of intersection, radii, and lines of tangents.
15.	_____	_____	_____	Lot lines shall be shown with dimensions to the nearest one-tenth (1/10).
16.	_____	_____	_____	Lots shall be numbered in numerical order and blocks letter alphabetically.
17.	_____	_____	_____	Each lot shall have a house number.
18.	_____	_____	_____	Square footage of each lot shall be shown.
19.	_____	_____	_____	Location, dimension, and purposes of any easements and any areas to be reserved or depicted for the public use shall be shown on the plat.
20.	_____	_____	_____	Accurate location, material, and description of monuments and markers shall be described on the plat.
21.	_____	_____	_____	Minimum building front yard setback lines shall be shown.

Does Does Not N/A

ITEM

CERTIFICATIONS

22. _____ _____ _____

Surveyor’s Certification. A signed certification by a registered land surveyor certifying to the accuracy of the survey and stamp shall be placed on the final plat as follows:

“The field data upon which this map is based have a closure precision of one foot in _____ feet and an angular error of _____ per angle point, and was adjusted using the _____ rule.

This map or plat has been calculated for closure and is found to be accurate within one foot in _____ feet.

The linear and angular measurements shown on this plat were obtained by using a _____ and _____.

By: _____
Georgia Registered Land Surveyor No. _____

23. _____ _____ _____

Owner’s Certification. A signed Certification of Ownership shall be place on the final plat as follows:

“Owner’s Certification:
State of Georgia, County of Houston.

The undersigned certifies that he is the owner of the land shown on this plat and acknowledges this plat and allotment to be his free act and deed and dedicates the public use forever all areas shown or indicated on this plat as streets, alleys, easements, or parks.”

Date

Owner’s Name

24. _____ _____ _____

Certification of Final Approval by the Commission.

Certification of final approval by the Commission shall be placed on the final plat only after every item in Section 124 and 125 of this Ordinance has been complied with and shall state the following:

“I certify that all requirements for final approval of this plat have been fulfilled in accordance with the ordinances of the City of Perry, Georgia, and the requirements of the Perry Planning Commission.”

Date

Chairman, Perry Planning Commission

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	<u>Does</u>	<u>Does Not</u>	<u>N/A</u>	<u>ITEM</u>
25.	_____	_____	_____	<u>Certificate of Approval by the Council.</u> A signed certification of the Council shall be placed on the final plat as follows:

“We certify that the owner, or his agent, has completed the construction and installation of the streets, drainage, utilities and other improvements in accordance with the laws and specifications of the City of Perry, Georgia; or has posted a performance bond in lieu thereof.”

_____	Date	_____	Director of Community Development, City of Perry, GA
		_____	City Manager, City of Perry, GA

**GENERAL REQUIREMENTS FOR STREETS
AND OTHER RIGHTS-OF-WAY**

- | | | | | |
|-----|-------|-------|-------|--|
| 26. | _____ | _____ | _____ | <u>Continuation of Existing Streets.</u> Existing streets shall be continued at the same or greater width, but in no case less than the required width. |
| 27. | _____ | _____ | _____ | <u>Connections with Future Subdivisions.</u> Streets shall be reserved at strategic locations to provide for future access to adjoining properties which may be subdivided in the future. Each street connection shall intersect property lines at a ninety-degree (90°) angle. |
| 28. | _____ | _____ | _____ | <u>Street Names.</u> Street names shall require the approval of the Commission. Streets that are obviously in alignment with streets already in existence and already named shall be given the name of the existing streets. Names of new streets shall not duplicate or closely approximate those existing streets. |
| 29. | _____ | _____ | _____ | <u>Street Jogs.</u> Street jogs with centerline offsets less than one-hundred-twenty-five feet (125') shall not be permitted. |
| 30. | _____ | _____ | _____ | <u>Cul-de-Sacs.</u> Cul-de-sacs or dead-end streets shall be provided at the closed end with a turn-around having a property line radius of at least fifty feet (50') with an outside pavement radius of at least forty feet (40'). |

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Does Does Not N/A

ITEM

31. _____ _____ _____

Alleys. The requirements for providing alleys within a subdivision are as follows:

- a. Alleys shall be provided in multi-family, commercial, and industrial districts, except where other definite and assured provision is made for service access such as off-street parking, loading and unloading consistent with and adequate for the uses proposed.
- b. Alleys shall not be provided in one and two-family residential developments unless the subdivider provides evidence satisfactory to the Commission of the need for alleys.
- c. Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall provide sufficient radius to permit safe vehicular movements.
- d. Dead-end alleys shall be avoided where possible, but if unavoidable, shall be provided with adequate turnaround facilities at the dead-end as determined by the Commission.

32. _____ _____ _____

Label all easements “ **Drainage and Utility Easements.**”

33. _____ _____ _____

Rights-Of-Way Width Requirements.

The minimum street right-of-way widths shall be as follows:

Freeways and Expressways	150 Feet
Arterial Streets	100 Feet
Collector Streets	80 Feet
Minor Commercial and Industrial Streets	60 Feet
Minor Residential Streets	60 Feet
Dead-End Streets (Cul-de-Sacs)	50 Feet
Marginal Access Streets	50 Feet
Alleys	20 Feet

STREET DESIGN REQUIREMENTS

34. _____ _____ _____

Street Intersections. Street intersections shall be as nearly at right angles as possible with no street intersection being at any angle of less than seventy-five degrees (75°).

35. _____ _____ _____

Right-Of-Way Radius. The streets right-of-way radius at street intersections shall be at least twenty feet (20’). Where the angle of street intersection is less than ninety degrees (90°), the Commission may require a longer radius.

Community Development

Does Does Not N/A

ITEM

36. _____ _____ _____

Additional Width on Existing Streets. Subdivisions that adjoin existing streets shall dedicate additional rights-of-way, if needed, to meet the minimum street width requirements set forth in Section 132.

- a. The entire right-of-way shall be provided where any part of the subdivision is on both sides of the existing streets.
- b. When the subdivision is located on only one (1) side of an existing street, one-half (1/2) of the required right-of-way, measured from the centerline of the existing roadway, shall be provided.

DESIGN STANDARDS FOR BLOCKS

Block lengths and widths shall be determined based on the following requirements:

37. _____ _____ _____

Blocks shall not be greater than two-thousand-two-hundred feet (2,200') nor less than four-hundred feet (400') in length.

38. _____ _____ _____

Soil Erosion Control Letter of Credit

Approved _____ **Denied** _____

Date: _____

Director / Planning Technician
Community Development

Comments: _____

Contact Information

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