



Index #: Prem Plat

Genero #: 12080056

Legistar #: 12-0363

PLAT APPLICATION

TYPE OF REQUEST:

☒ Preliminary Subdivision Plat

Present Zoning R-THA

☐ Subdivision Final Plat

Proposed Use FEE SIMPLE 19 LOT TOWNHOUSE COMMUNITY

☐ Division Plat

Total Acreage 5.03331 AC

PROJECT

NESBIT RESERVE

Name of Project

9050 NESBIT FERRY RD

ROSWELL, GA

Property Address/Location

835

1ST

2ND

Suite/Apt.

City

State

Zip Code

Land Lot

District

Section

Property ID

12-2930-0822-025

APPLICANT/OWNER

DANE NESBIT ET AL

Applicant

Company

633 PAULEY PLACE

SANDY SPRINGS, GA 30328

Mailing Address

(404) 343-2728

Suite/Apt.

City

State

Zip Code

Phone

Cell Phone

Fax Phone

E-mail

REPRESENTATIVE

MARK SHAW ~ SOUTHEAST REAL ESTATE ACQUISITIONS, LLC

Contact Name and Company (Owner's Agent or Attorney)

3050 PEACHTREE RD.

BLD 8 205 SUITE 400

ATLANTA, GA 30305

Contact Mailing Address

(404) 395-5219

3525 Piedmont Rd

Suite/Apt.

City

State

Zip Code

Phone

Cell Phone

Fax Phone

E-mail

mshaw@eastlancapital.com

I hereby certify that all information provided herein is true and correct.

Applicant Signature: Property Owner or Owner's Representative

Date

8 / 3 / 2012

OFFICE USE

Fee: \$

☐ Cash

☐ Check #

☐ CC - Visa/

MC

Date:

/ /



CITY OF ROSWELL FEE SCHEDULE

City of Roswell applications and resources are available at the front desk of the Community Development Department, or can be downloaded at no charge from the City of Roswell web site at www.roswellgov.com. Fees are payable to the City of Roswell by cash, check or credit card (MasterCard/Visa).

Zoning

_____	Application for Rezoning	
	Base fee for first five (5) acres	\$1,000
	Additional for properties five (5) acres or more	\$100 per acre, max. \$5,000
_____	Application for Concurrent Variance	
	Non-residential	\$350 for first
	Residential	\$250 for first
	Each Additional	\$50 each additional
_____	Application for Conditional Use Permit	\$500
_____	Application for Variance	
	Non-residential	\$350 for first
	Residential	\$250 for first
	Each Additional	\$50 each additional
_____	Application for Administrative Variance	No Fee
_____	Application for Administrative Division/Combination Plat	\$50; \$9 per page Fulton County
✓ _____	Application for Preliminary Plat	\$200 + \$10 per lot \$390.00
_____	Application for Final Plat	\$100; \$9 per page Fulton County
_____	Application for Wireless Facility	\$1,000
_____	Parkway Village / Small Tract Status / Hardship	\$350
_____	Street Name Change	\$500

Design Review Board (DRB)

_____	Application for Design Plan Review (Major -- Over \$50,000)	\$350
_____	Application for Design Plan Review (Major -- Less than \$50,000)	\$200
_____	Application for Design Plan Review (Minor -- Administrative without Board review)	No Fee
_____	Appeal (waived if appeal is successful)	\$100



Getting Your Plat Approved

Plat approval is required for all single-family subdivisions. A plat is a map of a specific area, such as a lot, subdivision or community, which is drawn by a surveyor and shows the location and boundary lines of individual properties together with improvements such as streets, buildings and water and sewer easements.

The Planning & Zoning staff will first review the **Preliminary Plat** application for completeness and compliance with the *Roswell Zoning Ordinance* and Subdivision Regulations. The request will then be scheduled for presentation at a **Planning Commission meeting** where you will have an opportunity to answer questions regarding the plat for the Commissioners. At the conclusion of the meeting, the Preliminary Plat may be "Approved" as Submitted, "Approved with Conditions", or "Denied". A public hearing is usually not required, with the exception that if a variance is requested to the land subdivision ordinance and/or Standard Construction Specifications, the Preliminary Plat must also be approved by the Mayor and City Council.

The **Final Subdivision Plat** is the instrument by which the City accepts public streets and utility easements. The Final Subdivision Plat Application is submitted subsequent to land disturbance and infrastructure installation, and is approved by the Roswell Planning Commission and Mayor and City Council during the regular Zoning meeting. Once a Final Plat is recorded, building permits may be issued.

A **Division Plat** refers to the division of land into parcels of five (5) acres or more, where no new streets are involved; or the division of land resulting in five (5) or fewer lots, provided that each lot abuts an existing public street, and no substantial alteration of existing utility installations is involved.

APPLICATION INSTRUCTIONS

1. Please read Chapter 19, Subdivisions of the *Roswell Code of Ordinances* (copy attached). This chapter covers the requirements and process for Plat submittal and approval.
2. Consult the **Plat Calendar**, the Checklist of Requirements and Schedule of Fees contained in this document. If you require assistance, you may contact a planner in the Planning & Zoning Division at (770) 641-3783.
3. Submit your completed Plat Application form to the Community Development Department located on the ground floor of Roswell City Hall, 38 Hill Street, Suite G - 30, Roswell, GA 30075. You must submit all required documents and fees by the filing deadline, which is typically 45 days prior to the Planning Commission or Council Meeting at which the Plat will be heard. This will assure adequate time for the Zoning Office to distribute the documents to the necessary departments and to the Planning Commissioners and Council members for review and comment prior to their meeting. Plat applications submitted without ALL of the required documents and fees cannot be processed.
4. For **Preliminary Plats** and **Final Plats**, you will need to submit 15 map sets, including one set of originals and other documents as required. Submit a **Traffic Impact Study** if required. For a **Division Plat**, you will need to submit 5 map sets, including one set of originals and other documents as required. Copies should be folded rather than rolled.



PLAT APPLICATION

Regulations for Naming Streets

The following conventions will be followed when naming streets within the City of Roswell:

1. Street names shall consist of a root name and a suffix designation such as "Street", "Avenue", "Road", "Circle", "Way" and so on. Root names shall consist of no more than 13 characters, including spaces and hyphens.
2. Directional prefixes, i.e. North, South, East, and West, and the prefixes "Old" or "New" shall not be used.
3. A proposed street that is obviously in alignment with another already existing and named street shall bear the name of such existing street, unless this requirement is waived by the Fire, Police and Public Works departments.
4. Except within the same development, no proposed street name shall duplicate (be spelled the same or be phonetically the same) as an existing street name within the City of Roswell, in the postal zone, or in the unincorporated areas in proximity to Roswell, regardless of the use of such suffix designations as "Street", "Avenue", or however otherwise designated. In the same subdivision, a root name shall not occur more than twice.
5. City streets shall not bear the name or names of living individuals.
6. Proposed names for private streets shall follow the same conventions as for public streets.
7. Obscene or otherwise unacceptable language, abbreviations, contractions or initials shall not be used. Names must respect the dignity of all races, religious and national origins, and comply with any pertinent civil laws.
8. Letters not occurring in the English alphabet and numerals shall not be used.
9. Continuous roadways shall not be subdivided into segments with different names.
10. All street root names and suffix designations are subject to the approval of the following City Departments: Community Development, Fire, Police/ 911 Center, Transportation and Environmental/ Public Works. The GIS Unit will be charged with soliciting comments from these departments, all of which will have five business days to respond. Once this time has elapsed, and all other criteria as listed above has been met, the street name will be officially designated and hereby incorporated into the City's Street Directory.



PLAT SUBMITTAL CHECKLIST OVERVIEW

	Preliminary	Final	Division
Completed application form:	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
____ Preliminary Subdivision Plat			
____ Final Subdivision Plat			
____ Division Plat			
Submittal requirements:	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
→ ____ Fifteen (15) Preliminary Plat map sets, signed by owner. One (1) set of originals of other documents as required.	15 Prelim		
____ Fifteen (15) Final Plat map sets including original, signed by owner and notarized. Final Plat shall be clearly and legibly drawn in permanent ink on plastic vellum sheets. One (1) set of originals of other documents as required.	Final		
____ Five (5) Division Plat map sets including original, black or blue line prints on a white background, and five (5) sets of other documents as required.	5		
Note: For Final Plat and Division Plat: Sheet size shall not exceed 36 x 42 inches; no smaller than 8.5 x 11 inches. Sheets larger than 17 x 22 are accepted with the provision that required reduction costs shall be charged to surveyor of record. Plans should be folded, not rolled.	Division		
____ Application fees. See Fee Schedule; *	\$390.00	\$	\$
____ Completed Orientation Meeting Form; *	?	NA	NA
✓ ____ Include details as required by the <i>Roswell Code of Ordinances</i> , Chapter 19 Subdivisions. Refer to the Plat Submittal Detail list for a <i>Roswell Comprehensive Plan</i> list of plat requirements.	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
____ Follows City of Roswell protocol for street names. Refer to the Street Name Regulations Memo page contained with the Plat Application Form for details;	NA	<input checked="" type="radio"/>	NA
____ Completed and approved Stormwater Management/BMP Facilities Covenant Form available from the Planning and Zoning Office. Required for Division Plat only if more than 3 lots;	NA	<input checked="" type="radio"/>	<input checked="" type="radio"/>
____ Signed Indemnity Agreement Form available from the Planning and Zoning Office;	NA	<input checked="" type="radio"/>	NA
____ Maintenance and/or Performance Bonds as required by the Engineering Division of the City of Roswell available from the Planning and Zoning Office;	NA	<input checked="" type="radio"/>	NA
____ If the property is located within the Parkway Village District, provide a Landscape Plan, Landscape Performance Bond and/or Landscape Maintenance Bond prior to final acceptance by the City;	NA	<input checked="" type="radio"/>	NA
____ Letter from applicable power company indicating all fees for service and points and light poles have been paid;	NA	<input checked="" type="radio"/>	NA

PLAT SUBMITTAL DETAILS

	Preliminary	Final	Division
✓ Name and address of owner of record; <u>COVER</u>	●	●	●
____ Statement by the owner of record of the property that the entire ownership of the subdivider is included within the subject plat. This statement must be notarized on at least two (2) copies;	NA	NA	●
✓ Accurate reference to the land lot system, State of Georgia, Fulton County; <u>SHOWN ON ALL SHEETS</u>	●	●	●
✓ Name and address of subdivider; <u>COVER</u>	●	●	●
✓ Proposed name of subdivision and its acreage; <u>ALL SHEETS</u>	●	●	●
✓ Current zoning classification and conditions (when applicable); <u>PDF LTR FROM CITY ON COVER & CHART</u>	●	●	●
✓ Location of the tract including land lot and district; <u>SHOWN ON COVER</u>	●	●	●
✓ North arrow; <u>ALL PLAN SHEETS</u>	●	●	●
✓ Statement indicating the reference of bearings; <u>magnetic true north</u> <u>grid north</u> ; <u>SITE PLAN COVER, LEFT HAND SIDE OF SHEET</u>	●	●	●
✓ Statement indicating whether bearings are calculated from angles <u>turned</u> or taken from compass readings; <u>SITE PLAN RT COVER, LEFT SIDE OF SHEET</u>	●	●	●
✓ Graphic scale, and a scale in numeric ratio; <u>ALL PLAN SHEETS</u>	●	●	●
✓ Date of the drawing of the plat; <u>ALL SHEETS</u>	●	●	●
✓ Vicinity map showing location of subdivision; <u>COVER, TOP RIGHT</u>	●	●	●
✓ Acreage of the entire tract to the nearest tenth of an acre, and the acreage contained within each lot or parcel as shown thereon; <u>COVER & SITE</u>	●	●	●
✓ A heavy outlined boundary of the tract shall be provided and all distances shall be indicated to the nearest tenth of a foot. All angles shall be indicated to the nearest minute, and the error of closure shall be stated, and shall not exceed one in five thousand (1/5000); <u>SHOWN ON SITE PLAN, SHEET 2</u>	●	●	●
✓ All municipal, county and land lot lines shall be shown; <u>ALL PLAN SHEETS</u>	●	●	●
✓ Lot lines with dimensions to the nearest tenth of a foot and bearings to the nearest minute; <u>ALL PLAN SHEETS SITE SHEET 2</u>	NA	●	●
✓ Exact location of the public road adjacent to the tract and the centerline of the pavement; <u>ALL PLAN SHEETS</u>	●	●	●
✓ Names of owners of record of adjoining land; <u>ALL PLAN SITE SHEET 2</u>	●	NA	NA

SHEETS

PLAT SUBMITTAL DETAILS

	Preliminary	Final	Division
✓ Existing streets, utilities and easements on, adjacent to, and across from tract; All easements contiguous to or entering into any portion of the tract; <i>ALL PLAN SHEETS</i>	●	●	●
✓ Other physical features such as streams, lakes, swampy areas, flood plains, wetlands and existing structures; all existing structures and water courses and impoundments; <i>ALL PLAN SHEETS</i>	●	●	●
<i>N/A</i> Identify accurate location, material and description of monuments and markers found or placed;	NA	●	●
✓ Proposed layout including streets, alleys, street names, lot lines with approximate dimensions, easements, land to be reserved or dedicated for public uses, and any land to be used for purposes other than single family dwellings; <i>SITE - SHEET 2</i>	●	●	●
✓ Proposed street pavement and right-of-way width, cul-de-sac pavement and right-of-way radius, intersection pavement and right-of-way radius, all <u>centerline</u> curve data and <u>tangent</u> data shall be provided; <i>SITE-SHEET 1</i>	●	●	NA
✓ Clearly identify existing and proposed right-of-way and existing and proposed roadway conditions along the entire roadway frontage; <i>SITE-SHEET 1</i>	●	●	●
✓ Interior and exterior sidewalks (5' wide with 5' brevity strip) shall be labeled; <i>SITE & GRADING, SHEETS 2 & 3</i>	●	●	●
✓ Square footage of each lot and lot line dimensions to the nearest one-tenth foot along with the bearings for said lines; <i>SITE-SHEET 2</i>	●	●	●
✓ Location, dimension and purposes of easements and areas to be reserved for public use; <i>DRAINAGE? SS? SITE, SUT 2</i>	●	●	●
✓ Street names, block numbers and lot numbers. Street addresses will be assigned by the City prior to recording; <i>SITE & GRADING, SUTS 2 & 3</i>	●	●	NA
✓ Provisions for water supply, sewage disposal and storm drainage; <i>W/ NOTES?</i>	●	●	●
✓ Minimum lot size, minimum building front, side and rear yard setbacks and minimum lot width at building line noted; dimensions pursuant to the requirements of the applicable zoning district;	●	●	●
✓ Irregular shaped lots shall show lot widths at the minimum building line; <i>COVER, SITE SUTS 2 & 3</i>	●	●	●
✓ Natural features within the proposed subdivision including drainage channels, bodies of water, wetlands, wooded areas and other significant features. On all water courses leaving the tract, the direction of flow shall be indicated, and for all water courses entering the tract, the direction and acreage of the drainage area above the point of entry shall be noted. Flood plains, wetlands and dam failure flood zones shall be outlined; <i>SITE & GRADING, SUTS 2 & 3</i>	●	●	●

PLAT SUBMITTAL DETAILS

	Preliminary	Final	Division
<input checked="" type="checkbox"/> Identify tree save areas and all Specimen Trees. Indicate which, if any, Specimen Trees are proposed to be removed; <i>GRADING, SUT 3</i>	●	●	NA
<i>N/A</i> Location and results of percolation tests for lots which will not be served by a public or community sanitary sewage system, as required by the health department;	●	NA	NA
<input checked="" type="checkbox"/> The plat shall show ground elevations at five (5) feet contour intervals based on sea level datum (or a datum plan approved by the City Engineer) and a tie to one or more benchmarks approved by the City Engineer; <i>GRADING, SUT 3 *</i>	●	NA	NA
<input checked="" type="checkbox"/> Sight distance calculations must be shown. See the Engineering Division for methodology; <i>- 3 1/2 - 3 1/2 FEET SPEED LIMIT = 40 MPH - SUT 4</i>	●	NA	NA
<input checked="" type="checkbox"/> Tie four corners of the survey to two (2) GPS points approved by the City Engineer; <i>* BENCHMARK REF (DRC) ON SITE PLAN</i>	●	●	NA
<i>N/A</i> "NOTE: The natural drains, branches, culverts and drainage structures show on this plat are necessary for drainage of the subdivision, and the City of Roswell will not be held responsible for overflow or erosion caused by them, or for extension of culverts shown. Pursuant to the 'Land Subdivision Ordinance of the City of Roswell', this plat was given final approval by the City of Roswell."	NA	NA	●
<input checked="" type="checkbox"/> Include the following Drainage Notes releasing the City of Roswell from any and all liability: <i>SHOWN ON SITE SHEET 2</i> "DRAINAGE: The owner of record, on behalf of himself/herself/itself and all successors in interest, specifically release the City of Roswell from any and all liability and responsibility for flooding or erosion from storm drains or from flooding from high water of natural creeks, rivers or drainage features. Drainage easements are hereby established for the sole purpose of providing for the emergency protection of the free flow of surface or storm waters along all watercourses as established by a final plat. The City of Roswell may conduct emergency maintenance operations within this easement, where emergency conditions exist. Emergency maintenance shall include the removal of trees and other debris, excavation, filling and the like, necessary to remedy a condition, which in the judgment of the City of Roswell is potentially injurious to health, life, public property, public roads or utility systems. Such emergency maintenance, conducted for the common good, shall not be construed as constituting a continuing maintenance obligation on the part of the City of Roswell. The City reserves the right to seek reimbursement for expenses from the owner(s) of the property(ies) of the land that generated the conditions requiring the emergency service."	●	●	NA



PLAT SUBMITTAL DETAILS

	Preliminary	Final	Division
<p>_____ FLOOD HAZARD NOTE: Portions of this property do _____ lie within a 100 year flood hazard zone as defined by the F.E.M.A. Flood Insurance Rate Map of the City of Roswell, Georgia, Community Panel Number _____, dated _____."</p>	NA	●	●
<p>_____ "NOTE: No structure shall be located within forty (40) feet of an open drain";</p>	NA	●	●
<p>_____ "NOTE: Disturbance of the 100 year flood plain is prohibited."</p>	NA	●	●
<p>_____ Include a note indicating that water and sanitary sewer lines are dedicated to the appropriate agency as required;</p>	NA	●	NA
<p>_____ Other required notes as necessary *</p>	●	NA	NA
<p>_____ Certification note by the Fulton County Dept. of Health and Wellness that the plat and proposed water and sewerage facilities are acceptable: "Division Plat: Approval by the Fulton County Dept. of Health and Wellness," shall be affixed to the original tracing prior to acceptance by the Zoning Director of the City of Roswell. Contact an Environmental Health Services staff member at 404-730-7800.</p>	NA	●	●
<p>_____ "CERTIFICATE OF OWNER: The owner of the land shown on this plat and whose name is subscribed thereto, and in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey and dedicates to the use of the public forever, all streets, parks, drains, easements and public grounds thereon shown, which comprise a total of _____ acres, for the purposes therein expressed. "</p>	NA	●	NA
<p>Subdivider _____ Date _____</p> <p>Owner _____ Date _____</p>			
<p>_____ "CERTIFICATE OF SURVEYOR/ENGINEER: It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision; that all monuments show hereon actually exist or are marked as 'Future', and their locations, size, type and material are correctly shown; and that all engineering requirements of the 'Land Subdivision Ordinance of the City of Roswell' and the requirements of the 'Zoning Ordinance of the City of Roswell, Georgia' have been fully complied with."</p> <p>By: _____</p> <p>Registered Civil Engineer No. _____</p> <p>Address: _____</p> <p>Phone No: _____</p> <p>By: _____</p> <p>Registered Georgia Land Surveyor No. _____</p> <p>Address: _____</p> <p>Phone No: _____</p>	NA	●	●



PLAT SUBMITTAL DETAILS				
		Preliminary	Final	Division
<p>____ CERTIFICATE OF ZONING DIRECTOR:</p> <p>_____ Zoning Director Date</p> <p>"Pursuant to the Land Subdivision Ordinance of the City of Roswell, Section 19.1.5, this plat has been approved for recording by the Zoning Director of the City of Roswell in accordance with existing rules and regulations."</p>		NA	NA	<input checked="" type="radio"/>
<p>____ CERTIFICATE OF FINAL APPROVAL:</p> <p>_____ Mayor - City of Roswell Date</p> <p>_____ Chairman - Planning Commission City of Roswell Date</p> <p>_____ Engineer - City of Roswell Date</p>		NA	<input checked="" type="radio"/>	NA



DEPARTMENT OF HEALTH AND WELLNESS
ENVIRONMENTAL HEALTH SERVICES

99 Jesse Hill Jr. Drive
Atlanta, Georgia 30303
Telephone (404) 730-1301, Fax (404) 730-1462

April 27, 2007

City of Roswell
Community Development Department
ATTN: Kathleen Field
38 Hill Street, Suite G-30
Roswell, GA 30075

Fulton County Board of Health

Phoebe Bailey, PhD, Chair
Elizabeth Clark, MD
Lynne P. Meadows, RN, MS
Harrison Rogers, MD
Monica Ryan, BS
Khaatim S. El
Samantha P. Williams, PhD

Steven R. Kutkowsky, MD, Director

Dear Ms. Field:

This letter is to inform your organization and/or office of the recent relocation of the Septic and Well Program office of the Fulton County Department of Health and Wellness, Environmental Health Services Division. All services for the Septic and Well Programs previously available at 141 Pryor Street, 2nd Floor, Suite 2085 in Atlanta, GA are now provided in the following locations:

For sites located North of I-20:

North District Office
3155 Royal Drive, Suite 150
Alpharetta, GA 30004
TEL: 404-332-1801

For sites located South of I-20:

Central/South District Office
99 Jesse Hill Jr. Drive, Suite 101
Atlanta, GA 30303
TEL: 404-730-1301

In addition, a staff person will be available at 141 Pryor Street, 2nd Floor, Suite 2085 in Atlanta, GA every Thursday from 1 P.M. to 5 P.M. to answer general questions and to sign final plats.

Any zoning information should be sent to:

Fulton County Department of Health and Wellness
Environmental Health Services
ATTN: Monica Robinson
99 Jesse Hill Jr. Drive, Suite 101
Atlanta, GA 30303

Please notify all of your staff, and inform your clients of the changes as you refer them to our offices for service. If you have any questions or concerns, please contact us.

Sincerely,

John Gormley
Deputy Director, Environmental Health Services

Section 19.4.1 - Preliminary Plat Specifications.

(a)

Scale. The preliminary plat shall be clearly and legibly drawn at a scale not smaller than one hundred (100) feet to one (1) inch.

(b)

Sheet size. Sheet size shall be a maximum of thirty (30) by forty-two (42) 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 on a separate sheet of the same size.

(c)

Topography. The preliminary plat shall show ground elevations at five (5) foot contour intervals based on sea level datum (or a datum plane approved by the city engineer) and a tie to one (1) or more bench marks approved by the city engineer.

(d)

Information to be provided on preliminary plat. The preliminary plat shall contain the following information:

(1)

Name and address of owner of record and of subdivider.

(2)

Proposed name of subdivision and its acreage.

(3)

North arrow and graphic scale and date.

(4)

Vicinity map showing location of the subdivision.

(5)

Exact boundary lines of the tract by bearings and distances.

(6)

Names of owners of record of adjoining land.

(7)

Existing streets, utilities and easements on or adjacent to the tract.

(8)

Other physical features such as streams, lakes, swampy areas, and existing building.

(9)

Proposed layout including streets, alleys, street names, lot lines with approximate dimensions, easements, land to be reserved or dedicated for public uses, and any land to be used for purposes other than single-family dwellings and square footage of each lot.

(10)

Block numbers and lot numbers. Minimum lot size and minimum lot width at building line noted.

(11)

Provisions for water supply, sewage disposal, and storm drainage.

(12)

Minimum building front, side and rear yard setback lines.

(13)

Natural features within the proposed subdivision, including drainage channels, bodies of water, wooded areas and other significant features. On all watercourses leaving the tract, the direction of flow shall be indicated, and for all watercourses entering the tract the direction and acreage of the drainage area above the point of entry shall be noted.

(14)

Location and results of percolation tests for lots which will not be served by a public or community sanitary sewage system, as required by the health department.

(15)

Current zoning classification and conditions (when applicable).

(16)

Proposed street pavement and right-of-way width, cul-de-sac pavement and right-of-way radius, intersection pavement and right-of-way radius, all centerline curve data and tangent data shall be provided.

(17)

Clearly identify existing and proposed right-of-way and existing and proposed roadway conditions along the entire road frontage.

(18)

Interior and exterior sidewalks.

(19)

Identify all specimen trees, including specimen trees on adjoining properties where encroachment into the critical root zone is proposed. Indicate which, if any, specimen trees are proposed to be removed.

(20)

Street tree plan and demonstrate compliance with tree density requirements as established in Article 15 of the City of Roswell Zoning Ordinance.

(21)

Sight distance calculations.

(22)

Tie four (4) corners of the property to a minimum of two (2) GPS points.

(23)

The following note:

DRAINAGE

The owner of record, on behalf of himself/herself/itself and all successors in interest, specifically releases the City of Roswell from any and all liability and responsibility for flooding or erosion from storm drains or from high water of natural creeks, rivers or drainage features. Drainage easements are hereby established for the sole Preliminary Subdivision Plat Specifications purpose of providing for the emergency protection of the free flow of surface or stormwaters along all watercourses as established by

any final plat. The City of Roswell may conduct emergency maintenance operations within these easements, where emergency conditions exist. Emergency maintenance shall include the removal of trees and other debris, excavation, filling, and the like, necessary to remedy a condition, which in the judgment of the City of Roswell is potentially injurious to the health, life, public property, public roads, or utility systems. Such emergency maintenance, conducted for the common good, shall not be construed as constituting a continuing maintenance obligation on the part of the City of Roswell. The City reserves the right to seek reimbursement for expenses from the owner(s) of the property(ies) of the land that generated the conditions requiring emergency service.

Note: No structure shall be located within forty (40) feet of an open drain.

(24)

Location of floodplain and flood way, if applicable.

(25)

Location of all stream buffers and setbacks, if applicable.

(26)

Location of all wetlands, if applicable.

(27)

Land lot lines or municipal boundaries accurately tied to the lines of the subdivision by distance and angles when such lines traverse the subdivision.

(2003-12-30 Amended, 12/08/2003)

Section 19.4.2 - Submittal and Approval of the Preliminary Plat.

(a)

At least forty-five (45) days prior to the meeting of the planning commission at which it is to be considered, fifteen (15) copies of the preliminary plat and required supplemental material shall be submitted to the zoning administrator with a written request for approval.

(b)

Copies of the preliminary plat shall be distributed to the Fulton County Health Department for review and recommendation prior to approval by the planning commission.

(c)

Within ninety (90) days after submission of the completed preliminary plat application, the planning commission shall review it and, based on recommendations of the staff and the Fulton County Department of Health, give its approval, disapproval or approval subject to listed modifications as a basis for preparation of the final plat.

(d)

The action of the planning commission shall be noted on the preliminary plat. Copies of the plat with its disposition noted thereon shall be returned to the subdivider, to the Fulton County Health Department, and to the city engineer. One (1) copy shall be filed in the zoning administrator's office.

(e)

Approval of the preliminary plat shall not constitute approval of the final plat. Rather it shall be approval of the layout submitted on the preliminary plat to be used as a guide for the preparation of the final plat.

(2003-12-30, Amended, 12/08/2003)

State law reference— O.C.G.A. § 32-6-150 et seq. establish procedures for the approval of plats of subdivisions near a part of the state highway system

Section 19.4.3 - Submittal of Plans for Utilities and Streets.

Upon approval of the preliminary plat, plans and specifications for the improvements required under the provisions of this chapter shall be submitted, provided, however, if a proposed project is for a non-single-family residential development, or any subdivision within the historic district (including single-family residential) the applicable sections of Article 31, City of Roswell Zoning Ordinance, must be complied with.

Final engineering plans shall be submitted and approved prior to any land-disturbing activities or alterations on the site. Said plans shall be in conformance with all design standards and regulations adopted by the City of Roswell and shall include all engineering documentation as may be required by the City of Roswell including, but not limited to grading and utility plans, erosion and sediment control plans, stormwater management plans and the method of continuing maintenance of these facilities, if required.

(2003-12-30, Amended, 12/08/2003)

Section 19.4.4 - Approval of the Plans and Specifications.

Upon submission of the plans and specifications, the city engineer shall give within forty-five (45) days his approval or disapproval and indicate on the plan his action.