



# City of Tucker

## Plat Review Checklist

### Type of Request:

- |   |   |
|---|---|
| <input type="checkbox"/> Minor Subdivision Plat       | <input type="checkbox"/> Present Zoning _____ |
| <input type="checkbox"/> Preliminary Subdivision Plat | <input type="checkbox"/> Proposed Use _____   |
| <input type="checkbox"/> Final Plat                   | <input type="checkbox"/> Total Acreage _____  |

### Project Name:

Project Address:

Land Lot	District	Property ID
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### Applicant and/or Owner:

Address

Company:

Phone

Mobile

Email

### Representative:

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

Contact Mailing Address

Phone

Mobile:

**Email**

\_\_\_\_\_ Date:

Applicant Signature: Property Owner or Owner's Representative  
*I hereby certify all information provided herein is true and correct*



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### The following existing conditions shall be shown on the plat:

*Boundary lines.* Perimeter boundary of the overall tract, bearings and distances, referred the legal point of beginning.

- Streets on or adjacent to tract.* Name, right-of-way width, and location of streets on and adjacent to the tract, and any existing railroad, sidewalk, trail, or bike lane.
- Location Map* Provide distances and bearings on all property lines using state plane coordinates.
- Historic resources.* Any building, structure, site or district identified as historic by the Historic Preservation Commission, the DeKalb County Historic Resources Survey, the comprehensive plan, by listing on the Georgia or National Register of Historic Places, or by listing as a National Historic Landmark..
- Natural features on tract.* Other conditions on the tract such as state and local stream buffers delineations, state waters, cemeteries, wetlands, existing structures, intermediate regional floodplain boundary (where available), FEMA flood map, rock outcroppings, and archeological resources.
- Geographical data.* Numerical and graphic scales, north arrow, land lot and district numbers and lines, city and city names and limit lines; t.
- Prior subdivisions.* Name and reference of any formerly recorded subdivision crossing any of the land shown on the plat Survey Wording (closure precision, angular error, instrument used, etc.)
- Zoning district.* Show zoning district, case number and conditions of zoning s.
- Permits.* Show any special administrative permit number, special land use permit number, or board of appeals case number and conditions; P.
- Variances.* Show any administrative variance approvals.
- Septic tanks.* Show existing septic tank and drain field location or note absence.
- Sewers.* Show size and location of sanitary sewer main(s) available.
- Sewer easements.* Show a sanitary sewer easement with a minimum width of fifteen (15) feet of for all county maintained lines not within county or city right-of-way, unless otherwise required by water and sewer department.
- Water mains.* Show size and location of water main(s) and fire hydrants.
- Water main easements.* Show a water main easement with a minimum width of fifteen (15) feet for all county maintained lines not within right-of-way;
- Wetlands.* Provide wetlands determination from U.S. Army corps of engineers.
- Receiving waters.* Provide distance to and name of receiving waters.
- Certificate of conformity.* Certification by the applicant that no lots platted are non-conforming or will result in any non-conforming lots.



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- Bury pits.* Show location of any existing inert waste bury pits.
- Seal.* All sheets of plats must be sealed by a professional engineer, surveyor, currently registered in the state of Georgia.

### **The following proposed features shall be shown on the plat:**

- Title.* The title under which the proposed subdivision is to be recorded, if known, with the name of the property owner(s) and designers and the date of the plat;
- Street names.* The name of all proposed streets
- Rights-of-way.* Street rights-of-way and widths indicated, including any necessary right-of-way required for improvements as shown on the thoroughfare plan
- Sidewalks.* All proposed sidewalk and bike lane locations.
- Lots.* Lot lines, lot numbers, block letters, and the total number of proposed lots within the development.
- Dedications.* Sites, if any, to be dedicated or reserved for common areas, public parks, open space, schools, playgrounds, multi-use trails, or other public uses, together with the purpose and the conditions or limitations of these dedications, if any.
- Yards.* Minimum building setback lines as required under the yard requirements of zoning ordinance;
- Zoning conditions.* All conditions of zoning and proposed deed restrictions shall be recited on the preliminary plat;
- Corner lots.* Show that corner lots shall have an extra width of not less than fifteen (15) feet more than required for interior lots for the zoning district within which they are located
- Transitional buffers.* Show transitional buffers, if any and any required screening fencing
- BMPs.* Show conceptual location of storm water management and water quality BMP facilities on preliminary plat
- Covenants.* Indicate whether the proposed subdivision will be subject to private covenants and whether a homeowner's association will be established;
- Sewer easements.* Show a sanitary sewer easement with a minimum width of fifteen (15) feet for all county maintained lines not within county or city right-of-way;
- Water main easements.* Show a water main easement with a minimum width of fifteen (15) feet for all county maintained lines not within right-of-way
- Fire hydrants.* Show new fire hydrant(s) and eight-inch fireline(s); and
- Fencing.* Show any required fencing around detention ponds, if required.
- Electrical service.* Show whether electrical service will be above ground or underground



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### Additional Information to be Filed with the Plat

The following additional information shall be submitted with the preliminary plat.

- Owner consent.* The property owner must consent in writing to the proposed development in a consent affidavit provided by the community development director with the application
- Location.* A small map of City of Tucker depicting the subdivision location within the city
- Vicinity map.* Vicinity map at a scale of four hundred (400) feet to one (1) inch showing the location of the tract with reference to surrounding properties, streets, municipal boundaries, and streams within five hundred (500) feet of the tract show zoning districts of adjoining property;
- Adjacent properties.* Names of adjoining property owners and the zoning classification of adjacent properties; and
- Engineer.* Name, address and phone of developer and engineer on plat

### Scale

Preliminary plats shall be prepared at an appropriate scale of not more than one hundred (100) feet to one (1) inch. Maximum sheet size shall be twenty-four (24) inches by thirty-six (36) inches



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### Signature Block

This plat has been submitted to and accepted by the mayor of City of Tucker, Georgia, and has been approved as required by state law and city codes as meeting all conditions precedent to recording in the superior court of this circuit.

Dated this \_\_\_\_\_ of \_\_\_\_\_ 20 \_\_\_\_\_

By: \_\_\_\_\_

[Mayor as designee of the governing authority]



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## Property Owner's Certification

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of DeKalb County, Georgia, of the property identified below, which is the subject of the attached plat application before the City of Tucker, Georgia. As the legal owner of the record of the subject property, I hereby authorize the individual named below to act as the applicant.

I, \_\_\_\_\_, authorize, \_\_\_\_\_  
(Property Owner) (Applicant)

To file for \_\_\_\_\_, at \_\_\_\_\_  
(Plat Type) (Address)

on this date \_\_\_\_\_, 20 \_\_\_\_\_  
(Month) (Day)

I understand that representation associated with this application on behalf of the property owner, project coordinator, potential property owner, agent or such other representative shall be binding.

\_\_\_\_\_  
Signature of Property Owner Date

\_\_\_\_\_  
Type or Print Name and Title

\_\_\_\_\_  
Signature of Notary Public Date Notary Seal



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**APPLICANT'S CERTIFICATION**

The undersigned below states under oath that they are authorized to make this application.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Type or Print Name and Title

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Date

\_\_\_\_\_  
Notary Seal