



BRYAN COUNTY PLANNING & ZONING DEPARTMENT

135 S. Industrial Blvd
Pembroke, Ga. 31321
912-653-3893
fax 912-653-3864

185 Richard Davis Drive, Ste. 105
Richmond Hill, Ga. 31324
912-756-7962
fax 912-756-7951

CHECKLIST FOR ARTICLE XI

All of the items in this checklist, and all applicable fees must be submitted a minimum of 30 days prior to the County Commission meeting at which you would like to have the request presented. Incomplete applications will not be accepted.

Fees:	Single family residential	\$165 + \$35.00 per lot
	Multi family residential	\$165 + \$35.00 per lot
	Non-residential	\$165 + \$77.00 per lot

- € Copies of all recorded plats relating to Applicant's acquisition and subsequent divisions of the land proposed to be subdivided;
- € Five (5) full size copies of the proposed construction plans – construction plans must be prepared in accordance with Appendix A Section II;
- € Five (5) copies of the proposed Preliminary Plat – Preliminary Plats must be prepared in accordance with appendix A section I of the Subdivision Regulations;
- € A jurisdictional wetlands delineation of the land to be subdivided or a letter from a soils scientist certifying that no wetlands exist on the land to be subdivided. The limits of any wetlands shall be surveyed and included on the preliminary plat;
- € Five (5) copies of maps of soil types prepared by a soil scientist for the land to be subdivided;
- € A land disturbing activity permit issued pursuant to the Soil Erosion and Sedimentation Control Ordinance of Bryan County. This or a completed application for such permit, along with all supporting materials;
- € A topographical survey of the land to be subdivided by a licensed surveyor or an engineer showing topography at vertical intervals of not more than one (1) foot and a certificate from a licensed surveyor or engineer stating that drainage from the land to be subdivided will not affect adjacent property owners. If the proposed work will affect adjacent property owners by changing the flow of water to or from their property, an agreement or easement shall be provided;
- € An environmental site assessment of the land to be subdivided;
- € Drainage calculations
- € Tentative acceptance of roads and subdivision improvements shall be approved by the County Commission prior to preliminary approval. Approvals for private roads and non-dedicated improvements must provide maintenance and ownership agreements and information to be approved by Planning director prior to preliminary plat approval.

ARTICLE XI REQUEST FOR PRELIMINARY PLAT APPROVAL

CASE SD# _____ DATE RECEIVED _____

Map and Parcel # _____ Zone _____

Owner of property: _____

Owner's address _____

Owner's phone no. _____ Fax no. _____

Applicant: _____

Applicant's address _____

Applicant's phone no. _____ Fax no. _____

Location of Property _____

Address of Property _____

Total Acreage _____

Existing structures _____

Current use of property _____

Proposed use of propert(ies) _____

Expected Access Road Frontage on each new lot _____

Signature of property owner/applicant

Date

PLAT REQUIREMENTS

Plats shall conform to the amended Code Section 15-6-67 of the Official Code of Georgia. In addition the following information shall be shown:

1. Vicinity map showing location of project
2. Name of owner of record
3. Name of subdivision, if applicable
4. Date
5. North arrow showing grid, true or magnetic (reference will not be accepted by itself)
6. Graph Scale
7. Name, signature, registration number, and seal of registered surveyor and date of preparation.
8. Name of county and general militia district in which subdivision or lot is located.
9. Scale to meet requirements of Georgia Plat Act.
10. Sufficient data to reproduce accurately on the ground the location, bearing, and length of every road and alley line, lot line, easement, boundary line, and building line whether curved or straight, This shall include the radius, point of tangency, and other data for curved property lines and curved road, to an appropriate accuracy and in conformance with good surveying practices.
11. Names of owners of record of all adjoining land and all property boundaries, water courses, roads, easements, utilities, and other such improvements, which cross or form, any boundary line of the tract being subdivided.
12. If applicable, exact boundaries and original property lines within the tract of land being subdivided shown with bearings and distances.
13. Roads and alleys, right-of-way width, and road names.
14. Error of Closure.
15. Lot lines and minimum building setback lines.
16. Parks, school sites, or other public open spaces, if any.
17. All dimensions shall be to the nearest one-one hundredth (1/100) of a foot and angles to the nearest second.
18. Accurate description of the location of all the monuments and markers.
19. The final plat must be drawn on Mylar or comparable material.
20. Utility easements and widths. Location, dimensions, and purpose of any easements. (Water, gas, sanitary sewer, storm drainage, electrical lines, telephone lines, cable TV)
21. Signed certificates shall appear on the final plat which is submitted to the Board of Commissioners, Planning Commission, or Planning Director, by the divider/developer for recording as required in the subdivision regulations.
22. Location of all buffers, if applicable.
23. Letter or number to identify each lot or site.
24. Show all watercourses, wetlands, and flood zones, if any.
25. All plats shall show the expected limits of the one hundred year flood where appropriate,
26. Current zoning
27. Proposed finish floor elevations, if situated in an Unnumbered A Zone.
28. Location of all retention & detention basin for storm water control, if any.
29. Location of existing adjoining property lines.
30. Total Acreage of tract in acres.
31. Area of each divided/subdivided tract as indicated by the minimum size requirements (acre/square foot) of the Bryan County Zoning Ordinance for the Zoning District in which the tract is situated.

The following signed certification must appear on construction plans approved under this ordinance:

Approved under Article XI in accordance with Bryan County Subdivision Regulations.

Engineering Director

Date of Approval

Health Department

Date of Approval

County Engineer

Date of Approval



**BRYAN COUNTY PLANNING AND ZONING
P.O. BOX 1071
PEMBROKE, GEORGIA 31321**

WETLANDS DETERMINATION CERTIFICATION

I _____
name organization

do hereby certify that the property located at map and parcel # _____ with

address _____,

€contains

€does not contain

jurisdictional wetlands as defined by the U.S. Army Corps of Engineers.

Signature of Certified Soil Scientist or Wetlands Consultant

If the parcel of land is found to contain wetlands, delineation shall be required on the plat presented to the Planning Commission for approval. This delineation shall include all metes, bounds, and distances for wetland area. The following statement shall be shown on Mylar to be approved.

Wetlands shown on this plat are under the jurisdiction of the army corps of engineers. Lot owners may be subject to penalty by law for disturbance to these wetland areas without proper authorization."