

Application Number: _____



City of Hogansville, GA

Application for Preliminary Plat Approval

Required for all proposed projects with 6+ lots or when required

Property Owner Name _____

Address of Project

_____ Zip _____

Phone _____ Email _____

Troup Tax Map No. _____

Project Name (if applicable) _____

Site Info.:

Zoning: _____

Property Size: _____

of Lots: _____

Utilities:

Water: Public

Private Well

Sewer: Public

Private Septic

Electric: Underground

Will be overhead

Other: _____

Project Description – Please be as specific as possible

Nature of any proposed changes since the Concept Plan approval – Please be as specific as possible.

I certify that the foregoing information is true and correct,

this day of _____ 20____

Applicant's Signature

Notary Public

(Affix Seal Here)



City of Hogansville, GA Preliminary Plat Checklist

	By	Date
Application received	_____	_____
Application accepted	_____	_____
Scheduled for Planning Commission action	_____	_____
Planning action taken	_____	_____
City Council action taken	_____	_____
City decision Approved <input type="checkbox"/> Denied <input type="checkbox"/>		

Instructions for the Preliminary Plat

- Clearly and legibly drawn by a civil engineer, landscape architect, or land surveyor currently registered in the State of Georgia.
- Drawn at a scale of not more than 100 feet to one (1) inch
- (3) 24x36 hard copies and (1) electronic pdf
- Ground elevations by contours at intervals of not more than two (2) feet, based on a datum plane as approved by the Building Official.

Information to be provided on Preliminary Plat:

- Name and address of owner of record and of subdivider.
- Developer Name and Addresses.
- Project Surveyor/Engineer Name and Addresses.
- Proposed name of subdivision.
- North point, graphic scale and date.
- Vicinity map showing location.
- Acreage of the subdivision.
- Tax map, block, and parcel number.
- Exact boundary lines of the tract by lengths and bearings.
- Lot Numbers (based on projected development order).
- Building Setback Lines.
- Names of owners of record of adjoining land.
- Existing streets and utilities on and adjacent to the tract.
- Proposed layout including streets and alleys with proposed street names, right-of-way and pavement widths, 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.
- Locations of existing and proposed water supply, sanitary sewerage, and storm drainage lines and structures.
- Such street cross-sections and center line profiles as may be required by the City Engineer.
- Acreage in Street Right-of-Ways.
- Lineal Feet of Streets.
- Show all pedestrian oriented features including but not limited to: sidewalks, crosswalks and ramps.
- Lineal Feet of Sidewalks.
- Required Streetlights.
- Acreage in Single-Family Lots.
- Acreage in Other Land Uses.
- Average Lot Size.
- Location of Watercourses and applicable stream buffers.
- Location of Floodplain Areas and Floodway Elevations.
- Floodplain Note, referenced to FEMA.
- Minimum Floor Elevation (show for each lot within a flood plain).
- General Location of any Proposed Structural Stormwater Management Facilities.
- Ponds, Marshes, wetlands and all other Significant Natural or Man-Made Features.
- Location of Street Lights.
- Preliminary Tree Management Plan.
- Preliminary plat conditions (ensure flock cameras will be installed)
- Demonstration of HOA responsibility for maintenance of lawns, open spaces, sidewalks, streetlights, and all infrastructure



Preliminary Plat Application Instructions

Following a required concept meeting with City of Hogansville administrative staff, an application for a preliminary plat must be completed and signed by the applicant and submitted to City Hall at least 3 weeks before the next regularly scheduled Planning Commission meeting.

The Planning Commission will consider the application at its next regular meeting. In order that any questions that arise may be answered, your presence at the meeting will be required. It is the practice of the Commission to deny any application where the applicant is not present. Witnesses may be called, and the applicant has the right to question any witness.

The Commission may, at its sole discretion, recommend or limitation to a request which may be necessary to protect adjacent property owners and the public good. If at any time after the preliminary plat has been approved by City Council, the zoning administrator or building inspector finds that the conditions imposed and the agreements made have not been or are not being fulfilled by the holder of the application, the plat shall be terminated.

The final decision to grant the request shall be made by the Hogansville City Council after hearing the recommendation of the Planning Commission. Any appeals of the City Council's decision shall be taken to the proper courts.



Owner Authorization Form

City of Hogansville

This is a written request from (property owner name): _____, the legal owner of Property (address): _____, Hogansville, Troup County, Georgia; Troup County Tax Parcel Number _____.

At this time, we are requesting that the said property be taken into consideration for _____.

Esta es una petición escrito de (nombre del dueño) _____, el dueño legal de la Propiedad (dirección) : _____, Hogansville, Condado de Troup, Georgia ; El Número de Parcela Fiscal _____.

En este momento, estamos pidiendo que se considere la propiedad para esto:

Property Owner Signature/Firma del dueño

Date/Fecha:

Notary Public

(Affix Raised Seal Here)



Third Party Authorization Form

City of Hogansville

This is a written request from _____, the legal owner of Property: _____, Hogansville, Troup County, Georgia and the Tax Parcel Number _____. I hereby grant authorization to _____ to act as the applicant or agent for submitting requests related to this property.

Esta es una petición escrita de _____, el dueño legal de la Propiedad: _____, Hogansville, Condado de Troup, Georgia y el Número de Parcela Fiscal _____. Por la presente autorizo a _____ a actuar como solicitante o representante para presentar solicitudes relacionadas con esta propiedad.

Property Owner Signature/Firma del dueño

Date/Fecha:

Notary Public

(Affix Raised Seal Here)