

**WALTON COUNTY PLANNING & DEVELOPMENT DEPARTMENT
FINAL SUBDIVISION PLAT REVIEW**

PROJECT NAME _____
LOCATION _____
FILE NO. _____ MAP & PARCEL # _____ DATE RECEIVED _____
DEVELOPER _____ NUMBER OF LOTS _____
REVIEWED BY _____ DATE _____

0 Submit a CD (dwg, dxf, or dgn format in a real world coordinate system) and four copies of the final plat for initial review. All subsequent reviews require a minimum of one (1) copy of the corrected plat be submitted with the redlines. The bond amount (performance or maintenance) and construction punch list will be provided after site inspection. For Final Subdivision Plat requirements, see the Walton County Land Development Ordinance (L.D.O.) as revised: Appendix "A", Section 120. A subdivision of four (4) or more lots requires a Final Subdivision Plat.

REQUIRED PRIOR TO FINAL PLAT RECORDING APPROVAL:

- 0 PROVIDE COPY OF SUBDIVISION COVENANTS PRIOR TO PLAT & COVENANTS RECORDING.
IMPORTANT: The Homeowners/Property Owners Association's responsibility for inspection and maintenance of the stormwater management facilities must be stated and included in the subdivision's covenants.
- 0 PROVIDE COMPLETED AND SIGNED STORMWATER BMP MAINTENANCE AGREEMENT (Attached)
- 0 PROVIDE AS-BUILT STORMWATER MANAGEMENT FACILITY CERT. (Attached)
- 0 DEVELOPER MUST COMPLETE SITE PUNCH LIST ITEMS AND PROVIDE BOND.
Contact Caleb Wade, Chief Development Inspector @ 770-266-1620.

SHOW THE FOLLOWING ON THE FINAL PLAT:

- 0 Name of subdivision, exact locations and names of all streets with paving and right-of-way widths within and immediately adjoining the plat.
- 0 Provide a copy of the warranty deed showing current ownership of the property.
- 0 Registered Land Surveyor's seal must be signed and affixed on the plat.
- 0 North arrow, graphic and numerical scale, date, and legend.
- 0 Location map, Walton County tax map & parcel number.
- 0 Show Municipal, County, and district & land lot lines.
- 0 Label Point of Beginning with bearings/distance to the Point of Commencing.
- 0 Exact boundary lines of the tract as determined by a field survey.
- 0 Show complete survey data on the plat: closure precision, angular error, closure accuracy, instrument used.
- 0 Label and describe all boundary pins/monuments set and found.
- 0 Describe interior lot pins to be set.
- 0 Lot lines with dimensions to the nearest onetenth foot and bearings to the nearest minute.
- 0 Street centerlines showing angles of deflection, angles of intersections, radii, and lengths of tangents
- 0 Lots numbered in sequential order, even in additional phases. Block designations are not allowed.
- 0 Street addresses required. Contact wil@GIS1.net for addresses.
- 0 Total number of lots, total acreage, density, minimum floor area, and minimum lot area.
- 0 Zoning district and overlay district(s)

- 0 Zoning case number and conditions of rezoning

- 0 Article, part, & section of the L.D.O. relating to the type of subdivision
- 0 Front _____, side _____, and rear _____ building setback lines as required by the L.D.O.
- 0 Zoning buffers
- 0 Show names and zoning districts of all adjoiners. Show lot lines and lots numbers of adjoining subdivision.
- 0 Location, dimensions, and purpose of any easements, areas, or cemeteries to be reserved or dedicated for any use other than residential.
- 0 Note on the plat: "10' drainage easement along all property lines."

commercial property). {This paragraph should be used only if appropriate and may be reworded to fit the circumstances.

Storm Water Maintenance Agreement recorded in Book _____ and Page _____. (this will apply if the project has a Water Quality and/or Detention Facility)

(Print name of owner under signature) Date
(Provide corporate seals and attestations as necessary)

0 ___ Owner's Acknowledgment of Dedication for Private Streets:

I (or We), _____(Print Name of Owner as shown on deed)____, the owner(s) of the land shown on the plat and whose name is subscribed hereto, acknowledge that this plat was made from an actual survey and that all county taxes or other assessments now due on this land have been paid. I (or We) hereby adopt this plan of subdivision, establish the minimum setbacks, and dedicate all necessary easements as noted.

The maintenance of the storm water management and drainage facilities located outside of the rights-of-way, common areas, and private street will be the responsibility of the home owner's association. All emergency vehicles are granted full rights of ingress and egress into this subdivision.

Covenants for this subdivision have been recorded in Book _____ and Page _____.

Storm Water Maintenance Agreement recorded in Book _____ and Page _____. (this will apply if the project has a Water Quality and/or Detention Facility).

(Print name of owner under signature) Date
(Provide corporate seals and attestations as necessary)

0 ___ Owner's Acknowledgement for subdivision on existing road with no proposed roads or infrastructure:

I (or We), _____(Print Name of Owner as shown on deed)____, the owner(s) of the land shown on the plat and whose name is subscribed hereto, acknowledge that this plat was made from an actual survey and that all county taxes or other assessments now due on this land have been paid. I (or We) hereby adopt this plan of subdivision and establish the minimum building setbacks.

The maintenance of storm water management and drainage facilities located outside of the rights-of-way will be the responsibility of (chose one: individual property owner or home owner's association).

Covenants for this subdivision have been recorded in Book _____ and Page _____.

(Print name of owner under signature) Date
(Provide corporate seals and attestations as necessary)

0 ___ Certification of Health Department: (not required for lots having 3 or more acres)

The lots shown have been reviewed by the Walton County Health Department as noted on each lot of the plat and plat legend. This review was performed based on information submitted by other professionals and any supplementary information provided therein. Each lot must be reviewed and approved for on-site sewage management system placement prior to the issuance of a construction permit.

Signing Authority: _____ Date: _____
Title _____

0 ___ Certificate of Sanitary Sewer System Provider: (not required for lots on septic systems)

The sanitary sewer system has been installed to our current standards and will be maintained by our employees.

(Title) of (Name of Sanitary Sewer Provider) Date

0 ___ Certificate of Water System Provider: (not required for lots on wells)

The water system has been installed to our current standards and will be maintained by our employees.

Director, Walton County Water Dept. Date
(or Title and Name of Water Provider)

0 ___ Certificate of Walton County Fire Department: (not required for lots on wells)

The water system has been installed. Fire Hydrants have been installed according to County regulations.

Walton County Fire Department Date

0 ___ **Certificate of Approval by Monroe Utilities Network:**

The lots shown hereon for water and sewage collection and disposal have been reviewed and approved by the City of Monroe Utilities Network

Dated this _____ day of _____ 20 _____.

By: _____

Title: _____

0 ___ **Certificate of Approval of Preliminary Plat:**

(required on final plat for subdivision located on existing road frontage with no new infrastructure)

Pursuant to the Land Development Ordinance of Walton County, Georgia, all the requirements of preliminary subdivision approval having been fulfilled, this preliminary plat has been approved. The final plat must be recorded or a development permit must be issued within six months of the approval of the preliminary plat or the approval will expire and be null and void.

Director, Walton County Planning & Development Dept.

Date

0 ___ **Certificate of Approval of Preliminary Plat for OSC/GS Subdivision:**

Pursuant to the Comprehensive Land Development Ordinance of Walton County, Georgia, all requirements of OSC (or GS or OSC/GS) Concept Plan Approval having been fulfilled, the OSC (or GS or OSC/GS) Concept Plan has been approved. The final plat must be recorded or a development permit must be issued within 6 months of approval of the OSC (or GS or OSC/GS) Concept Plan or the approval will expire and be null and void.

Director, Walton County Planning & Development Dept.

Date