

**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 one-tenth 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."

- 0 ___ **Note on the Plat:** "20' drainage easement on all natural swales and drainageways."
- 0 ___ **Note on the plat:** "Individual lot builders are responsible for directing lot runoff to the drainage facilities provided."
- 0 ___ **Note on the plat if stormwater facilities are provided:** "Inspections of the functionality of the stormwater management facilities are the responsibility of the Homeowner's/Property Owner's Association per the Stormwater BMP Maintenance Agreement."
- 0 ___ **Note on the plat** who will be responsible for maintenance of storm water management system not in right-of-way (detention facility, storm drains, ditches, etc), private streets, open spaces and other common areas.
- 0 ___ Location, sizes, and as-built invert elevations of storm drain system pipes.
- 0 ___ As-built data on stormwater management/detention facility: 100 year high water elevation, top of dam elevation, 100 year volume.
- 0 ___ Existing streets, culverts/storm drains (size & type), and easements on and adjacent to the tract.
- 0 ___ Show on the plat all lakes, ditches, wetlands, watercourses, rock outcrops, and existing structures on or adjacent to the project.
- 0 ___ 25' state waters buffer _____, 50' stream buffer _____, 75' stream setback _____ 100' stream greenways _____, 150' stream setbacks _____, 150' water impoundment greenway _____, and wetlands _____.
- 0 ___ Floodplain statement, FEMA map number, date of panel, and base (100 year) flood location and elevation.
- 0 ___ Name of water & sewer provider and type of sewer service.
- 0 ___ Location and type of existing or proposed water or sanitary sewer service and other utilities and easements.
- 0 ___ List Gas Service Provider, Electrical Service Provider, Sanitary Sewer Provider and Water Service Provider.
- 0 ___ Mail Kiosk Location, shown as constructed or proposed location with conformation letter from the U.S.P.S.
- 0 ___ Execute and return the "Storm Water BMP Maintenance Agreement" to this department for approval, prior to recording the agreement. See Article 11-2-180.
- 0 ___ _____

The following certifications must be on the final plat:

0 ___ **Certificate of Approval for Recording:** *(required on all final plats)*

I hereby certify that the subdivision plat shown herein has been found to comply with the Walton County Land Development Ordinance, and it is hereby approved for recording in the office of the Clerk of the Superior Court of Walton County, Georgia.

Director, Walton County Planning & Development Dept.

Date

0 ___ **Surveyor's Certification:** *(required on all final plats)*

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision and that all monuments shown herein actually exist or are marked as "future", and their location, size, type, and material are correctly shown, and that the vertical and horizontal alignment of the road or roads shown hereon are in compliance with the Walton County Land Development Ordinance.

Registered Georgia Land Surveyor No. _____

Date

0 ___ **Engineers Certification:**

(not required for subdivisions on existing road frontage with no new infrastructure)

It is hereby certified that this subdivision has been constructed according to the construction plans and specifications approved by Walton County, including the entire storm water drainage system (storm drain pipes and structures, detention facilities, ponds, dams, ditches, etc.).

Registered Georgia Professional Engineer No. _____

Date

0 ___ **Owners Acknowledgment of Dedication for Public 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 convey all streets and rights-of-way shown hereon in fee simple to Walton County and further adopt this plan of subdivision and establish the minimum building setbacks.

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

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

The open space and any other common areas of this subdivision will be owned and maintained by (*chose one of the following: home owner's association, property owner's association, or individual property owner if 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.
(or Title and Name of Water Provider)

Date

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