

FINAL PLAT REVIEW CHECKLIST

Cherokee County Planning and Zoning

ZONING INFORMATION													
	Indicate rezone case number and conditions												
	Indicate variance case number and conditions												
	Include copy of approved Warrants or Neighborhood Plan Letter												
	Private streets must be approved by the Board of Commissioners prior to final plat approval												
COVER SHEET													
	Indicate subdivision name												
	Indicate if a conservation design community in the title												
	Indicate name of former subdivision (if applicable)												
	Indicate zoning classification of subdivision; include overlay zone												
	Indicate name/address/telephone number of property owner/developer												
	Indicate name/address of surveyor's firm, stamp, registration number and signature												
	Indicate vicinity/location map												
	Indicate field survey error of closure												
	Indicate whether property is on septic or served by sewer												
	Indicate any protective covenants (book and page number) or statement of no covenants (if a conservation S/D – covenants must be recorded prior to Planning and Zoning signature)												
	<p>Indicate the following owner's certificate statement where a subdivision contains a lot that does not abut a public road:</p> <p style="text-align: center;"><i>I, the undersigned owner hereby dedicate the access easement shown on this plat to the common use of the owner, or owners, of the lot within this subdivision. It is further acknowledged that the access way and any improvements within such access easement shall not be accepted by Cherokee County, Georgia, but shall remain privately owned and maintained.</i></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 60%; border: none;">_____</td> <td style="width: 40%; border: none;">_____</td> </tr> <tr> <td style="border: none;"><i>Owner</i></td> <td style="border: none;"><i>Date</i></td> </tr> <tr> <td style="border: none;">_____</td> <td style="border: none;">_____</td> </tr> <tr> <td style="border: none;"><i>Witness</i></td> <td style="border: none;"><i>Date</i></td> </tr> <tr> <td style="border: none;">_____</td> <td style="border: none;">_____</td> </tr> <tr> <td style="border: none;"><i>Notary Public</i></td> <td style="border: none;"><i>Date</i></td> </tr> </table>	_____	_____	<i>Owner</i>	<i>Date</i>	_____	_____	<i>Witness</i>	<i>Date</i>	_____	_____	<i>Notary Public</i>	<i>Date</i>
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_____	_____												
<i>Notary Public</i>	<i>Date</i>												
	<p>Indicate the following statements for any final plat involving a private street(s):</p> <p style="text-align: center;"><i>WARNING, Cherokee County has no responsibility to build, improve, maintain, or otherwise service the private streets, drainage improvements, and other appurtenances contained within the access and utility easement or easements for private streets shown on this plat.</i></p> <p style="text-align: center;"><i>Grant of Easement. The access and utility easement(s) shown on this plat for private street(s) is hereby granted and said grant of rights shall be liberally construed to provide all necessary authority to the County, and to public or private utility companies serving the subdivision, for the installation and maintenance of utilities, including, but not limited to, electric lines, gas lines, telephone lines, water lines, sewer lines, cable television lines, and fiber optic cables, together with the right to trim interfering trees and brush, together with a perpetual right of ingress and egress for installation, maintenance, and replacement of such lines.</i></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 60%; border: none;">_____</td> <td style="width: 40%; border: none;">_____</td> </tr> <tr> <td style="border: none;"><i>Owner</i></td> <td style="border: none;"><i>Date</i></td> </tr> </table>	_____	_____	<i>Owner</i>	<i>Date</i>								
_____	_____												
<i>Owner</i>	<i>Date</i>												

Indicate Surveyor's certification statement (Reference Section 5.5-5(f)):

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or persons under my supervision; that all monuments shown hereon actually exist or are marked as "future," and that their location, size, type and material are correctly shown.

_____ Date _____
Surveyor Name and Georgia Registration Number

Indicate Owner's certification and dedication statement (Reference Section 5.5-5(g)):

The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, certifies that this plat was made from an actual survey, and that all State, City and County taxes or other assessments now due on this land have been paid. Said owner donates and dedicates to the public for use forever all streets (other than those shown as private), water systems, drains, and drainage easements, and public places as shown on this plat.

_____ Date _____
Owner

_____ Date _____
Witness

_____ Date _____
Notary Public

Indicate Health Department's certification statement (if applicable) (Reference Section 5.5-5(h)):

This final plat has been approved by the Cherokee County Health Department as being consistent with applicable state and local environmental health requirements.

_____ Date _____
Director, Cherokee County Health Department

Indicate Planning and Zoning Department's certification statement:

This plat has been administratively reviewed for compliance with the Cherokee County Zoning Ordinance and is approved for recording.

_____ Date _____
Zoning Official

PLANS	
	Date the plat was prepared including all plat revisions
	Stated and graphic scale
	North arrow and basis
	Indicate exact boundary lines of the tract (giving lengths and bearings to the minute)
	Show phase lines and related information for all approved phases (if available)
	Indicate lots number consecutively (no duplication of numbers)
	Indicate street address for each lot
	Indicate total acres of site
	Indicate total acreage of the site being subdivided
	Indicate total acres of open space and show on plat
	Indicate total number of lots
	Indicate density
	Indicate minimum lot width and state "all lots meets minimum lot width"

	Indicate minimum lot size
	Indicate lot areas, in acres, on the plat and on a lot chart
	Indicate all front, side and rear yard setbacks in notes and show on plat
	Indicate all exterior setbacks in notes and show on plat (if applicable)
	Indicate zoning and streambank buffers
	Indicate all existing easements with deed book or plat book information
	Indicate any private easements for permanent ponds or lakes
	Indicate references to recorded subdivision plats of abutting land
	Indicate adjoining property zoning classifications, owner information and land use
	Indicate Land Lot/District/County or City boundaries adjacent to property
	Indicate 50 foot of minimum frontage for each lot on a public road or provide 20 foot exclusive easement per lot without frontage
	Indicate 35 foot of frontage on a cul-de-sac
	Flag lots proposed? Indicate 30 foot minimum road frontage; 400 feet in length for panhandle; and minimum 30 feet for pole (reference 5.5-7.1)
	Label all private streets as "access and utility easements," along with said name of the street
	Location and ROW lengths and width of any streets; road names and designations
	Indicate location(s) of any signs that will be erected/posted
	Indicate accurate locations and descriptions of all property monuments and markers