



Carroll County Department of Community Development

423 College Street, Carrollton, Georgia 30117 Phone: (770) 830-5861 Fax: (770) 830-5866

SUBDIVISION EXEMPTION PLAT REVIEW CHECKLIST

Project Name: _____

Reviewed By: Brian Kent
Carroll County Community Development - Engineer

Date: _____

The Final Exemption Plat shall contain the following:

1. Provide applicable data per Georgia Plat Act O.C.G.A § 15-6-67 (b)
2. The Final Exemption Plat shall be clearly and legibly drawn at a standard engineering scale of not less than 1" = 100'.
3. The Final Exemption Plat shall be surveyed and drawn by a Land Surveyor with the seal and signature of the person responsible for the plat placed on the plat.
4. All required certificates must be placed on plat as required in Appendix "J" of Carroll County Subdivision Regulations:

A. Surveyor's Certificate

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

Furthermore, this plat does not create any new streets or roads, requires no utility improvements and requires no new sanitary sewer lines or septic tanks.

By _____ Georgia R. L. S. No. _____

Date _____

B. Certificate of Final Plat Approval

All requirements of the Carroll County Subdivision Regulations relative to the preparation and submission of a final plat having been fulfilled, approval by this plat is hereby granted, subject to further provisions said subdivision regulations, and the plat has fully complied with the Carroll County Zoning Regulations, and the conditions of Zoning approval have been met.

_____ Date of Approval _____ Director of the Department
Community Development

C. Carroll County Public Works Department

Carroll County assumes no responsibility for overflow or erosion of natural drains beyond the extent of the street right of way or for the extension of culverts beyond the point shown on the approved and recorded plat.

D. Recording Information

Record: Filed in the Office of the Clerk of Superior Court of Carroll County, Georgia. Plat Book No. _____, Page No. _____.

5. Name, street address of the owner/subdivider of the property.
6. Date of survey, north arrow, and graphic scale.
7. Provide computations showing closure of tract boundary, which closure of 1 foot in 10,000 feet or better.
8. List the total number of acres and total number of lots.
9. List the present zoning and minimum lot size and variances or CUP numbers.
10. List the square footage of each lot and the road frontage of each lot either in a table or on the individual lot(s).
11. The portion of any lot within a FEMA Special Flood Hazard Area or wetland or covered by water or having a slope of 35% or greater shall not be included within the lot area used for determining the minimum required area for each lot. Lot remnants shall be added to adjacent tracts rather than remain unusable parcels.
12. Include a statement about all state waters and buffers as follows:
 - No State waters located within 200 feet of this site; or
 - State waters present as indicated by a blue line on the USGS Quadrangle map; or
 - State waters present as indicated on survey based on field observations and the following buffers and setbacks apply:

150 foot undisturbed buffer (from stream bank) required for all state waters located within Snake Creek Water Supply Watershed.

100 feet undisturbed buffer (from stream bank) required for all state waters located within the Turkey Creek and Little Tallapoosa River Water Supply Watersheds within 7 mile radius upstream of public water intake.

50 feet undisturbed buffer (from stream bank) required for all state waters located within the Turkey Creek, Little Tallapoosa River and Dog River Water Supply Watersheds outside 7 mile radius upstream of public water intake.

25 feet undisturbed buffer required on all state waters.

NOTE: Septic tank drain fields and building(s) may not be placed within a 150 ft. setback from the stream bank within a protected watershed.

NOTE: Septic tank drain fields may not be placed within a 250 ft. setback on the Lake Seaton Reservoir located in the Snake Creek Water Supply Watershed.

13. Show the zoning of adjacent properties including adjacent property owner's name.
14. Land lot and district within Carroll County, also include parcel number of parent tract in title block.
15. Exact boundary lines of the proposed tract indicated by a heavy line giving bearings and distances around the boundary. The boundary lines shall include the entire tract, and all data required in this checklist shall apply to the entire property. Enough supporting information shall be submitted with plat to show that the remainder of the parent tract is not a non-conforming lot as a result of the proposed split.
16. Show relevant curve data in the form of a curve table on plat.
17. Floodplain Statement, indicate Community Panel Number and Date of panel referenced. Show/note lot BFE at 100-yr elevation plus 2 vertical feet (applicable for building permit).
18. State and show all areas that are subject to flooding due to High Water Line or Dam Break Zone of any proposed or existing lake(s) to include the following Safe Dams Certificate (if applicable):

SAFE DAMS CERTIFICATE

I hereby certify that this final plat is a true representation of the results of an actual survey by me or under my supervision, conforming to the normal standards of care of professional surveyors practicing in the State of Georgia, and that all monuments shown hereon actually exist or is marked 'future' and that the surveying requirements for final plats of the 'Development Regulations' and 'Zoning Regulations' of Carroll County, Georgia, have been fulfilled. I have also determined that this project is within a dam breach zone of an existing Category II Dam as defined under the Georgia Safe Dams Act and the following information as required under Section 38 of the Carroll County Code of Ordinances has been submitted for review by Carroll County and the Georgia Safe Dams Program.

By: _____
Registered Land Surveyor No. _____
Date: _____

19. Show name, location, right-of-way of all streets and roads on or adjacent to the property. If the existing County Road has less than 60 feet of right-of-way, the Subdivider of each proposed lot that fronts on an existing County road shall provide the necessary right-of-way width required by Carroll County Subdivision Regulations and Carroll County Public Works at no cost to Carroll County. (Minimum of 30 ft measured from centerline of existing County road.)
20. Visibility requirements. At the intersection of traffic on a county road, collector street, or subdivision street, which shall include driveways, said intersection shall be designed in accordance with the maximum sight distance in either direction along the county road, collector street, or subdivision street as required in the following table:

55 miles per hour (mph) . . . 500 feet
50 miles per hour (mph) . . . 450 feet
45 miles per hour (mph) . . . 400 feet
40 miles per hour (mph) . . . 325 feet
35 miles per hour (mph) . . . 275 feet
30 miles per hour (mph) . . . 225 feet

Sight distance shall be measured from a point 15 feet from the edge of the travel way at a height of 3.5 feet above the surface of the roadway to an object on the centerline of the road two feet above the surface of the roadway. Sight distance shall be measured and field certified by a registered professional engineer or surveyor.

21. Driveways shall be designed and arranged to access minor streets. If access must be obtained from a state or county road, the driveway shall be designed and arranged to avoid requiring vehicles to back into traffic. If a driveway is to access a state or county road, the physical location of the driveway shall meet or exceed the sight distances as set forth in the table above. (Without a dedicated point of ingress and egress, the center of the subject property along the road frontage shall be the dedicated point to measure sight distance.)

22. Show location of right-of-way and easements, railroads, and other utilities on or adjacent to the property.

23. Notation regarding sanitary sewer or septic tank (i.e. A Septic tank permit is required from the Department of Environment Health prior to issuance of a building permit).

Additional Comments: \$25.00 non-refundable fee due at time of application. Four copies of the plat, 17 inch by 22 inch, are required for review on the first or third Thursday of each month at the Carroll County Department of Community Development.
