
Final Plat Checklist

Final plats shall conform substantially to the **preliminary plat or detailed plan**, as approved and cannot be submitted for approval until the installation of all required improvements, including but not limited to, roadways, water distribution lines, sanitary sewer lines, storm drainage facilities, and other required improvements, is completed. Applicant shall submit plat for review to the through SAGES portal. Fee of \$100 payable to City of Marietta. The plat shall include, but is not limited to, the following information:

- Primary control points, approved by the Public Works Director, or descriptions and “ties” to such control points, to which all dimensions, angles, bearings, and similar data on the plat shall be referred.
- Title, graphic scale, north arrow and date.
- Name of Developer and/or Property Owner’s Association.
- Subdivision and street names, subject to staff review to prevent duplication and/or confusion.
- Minimum building setback line on all lots and other sites.
- The final plat shall show the number to identify each block, lot or site and shall be submitted to the appropriate city department for the assignment of street addresses.
- Tract boundary lines, right-of-way lines of streets, easements and other right-of-way, and property lines of lots: with accurate dimensions, bearings, or deflection angles, radii arcs, and central angles of all curves.
- Exact locations and widths of all proposed sidewalks and streets, noted as public or private, and names of all streets, as well as a tabular chart which specifies the lengths of each public street right-of-way being donated.
- Locations and dimensions of stormwater management structures, access and utility easements, detention areas, tributary and state mandated buffers and corridors, flood hazard areas and elevations, drainages easements, and any other easements. Delineation of protected wetlands with total acreage noted. The size, length and location of all surface water and sewer easements.
- New or existing water and sewer easements.
- If streets are privately owned and maintained, reference to Section 726.06, Private Street Notification by Developer and Home Owners Association.
- Release and Indemnification, if subdivision is gated. See Section 726.03, Public and private development.
- Purpose for which parcels are dedicated or planned.
- Location and description of monuments.
- Name of record owners and subdivision plats for adjoining land.
- A certification by surveyor or engineer certifying to accuracy of survey and plat.
- A certification of title showing that applicant is the land owner.
- Statement by owner dedicating any streets, right-of-way, utilities, and any other sites for public use.
- Zoning stipulations and variances (if any) with number references and the date approved.
- Maintenance and/or performance bond, if applicable.
- Such other information as is required by state law.
- Endorsements from any applicable outside agencies.
- If applicable, a copy of the protective covenants suitable for recording, with the following statement on the plat: “This plat is subject to the covenants set forth in the separate document(s) dated____ which hereby becomes a part of this plat,” recorded in Deed Book ____, page____, Cobb County Deed Records and signed by owner.
- The size, length and location of all storm drainage pipes or structures shall be shown on the final plat.
- All applicable certifications and endorsements signed before recording.



Department of Planning and Zoning
205 Lawrence Street
Marietta, Georgia 30060

Departmental Certifications

The undersigned, as a Director for the City of Marietta, Georgia, hereby approves this plat for the recording of same in the Office of the Clerk of the Superior Court of Cobb County.

Marietta Public Works Director/Date

Marietta Development Services Director/Date

Engineering Manager/Date

Certifications for final plats with public infrastructure

The owner of the land shown on this plat and whose name is subscribed hereto and who in person or through duly authorized agent acknowledges that this plat was made from a current stamped survey issued by a license and registered surveyor within the state of Georgia and dedicates the use to the public forever of all alleys, streets, and other public places thereon shown for the purpose and consideration therein.

Signature of owner/Date

This plat has been approved by the Mayor and City Council of Marietta, Georgia. Furthermore, the Mayor and City Council accepts all dedicated right-of-way, public streets, public places and public utility easements for maintenance.

Signature of Mayor/Date

Certifications for final plats for subdivisions with private infrastructure

The owner of the land shown on this plat and whose name is subscribed hereto and who in person or through duly authorized agent acknowledges that this plat was made from a current stamped survey issued by a license and registered surveyor within the state of Georgia. The owner hereby conveys the private roadways and utility easements to the association named on this plat for maintenance and upkeep and the purpose and consideration therein.

Signature of owner/Date

This plat has been approved by the Mayor and City Council of Marietta, Georgia.

Signature of Mayor/Date

11.21.24



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Surveyor Certification

It is hereby certified that this plat is true and correct prepared from an actual survey of the property made under my supervision on the ground.

Registered Land Surveyor/Surveyor Number/Date

**If the property is within Cobb County Water System (not Marietta Water) jurisdiction, applicant will need to submit for comments separately to Michael.Watson@cobbcounty.org. Once comments from Marietta and Cobb Water are addressed, a paper plat will need to be brought to the CCWS offices for signature. Once CCWS has signed the plat, it can be sent to Marietta by emailing your plat coordinator or submitting through Sages.