



Checklist for
Subdivisions of land not requiring Preliminary Plat
(Fast track plats)
UDO Title 3, Chapter 302-22

Plat Title: _____

File No: _____

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	Application
	Review Fee: \$100 <i>(4 lots or less)</i>
	Intent of plat
	Total number of lots.
	Lot sizes in square feet (for lots > 5 acres, sizes may be shown in acres)
	Conformance to Georgia Code O.C.G.A 15-6-67.
	North arrow and graphic scale.
	Vicinity map with existing streets and street names, showing project location.
	Sheet size 17" x 22"
	Scale: 1" = 100'. <i>(Unless otherwise approved by Planning Director)</i>
	Direction and distance from boundary to point(s) of reference. <i>(County monument required for 3 or more lots).</i>
	Show existing structures onsite and within 50' of boundary offsite.
	100 year flood plain shown and reference F.I.R.M. panel number and date.
	Public or private water system <i>(statement on plans in general notes).</i>
	Show fire hydrants.
	A statement of whether there are covenants and where the covenants are recorded. <i>(Deed book and page #).</i>
	Owner's Certification.
	Dedication Certification.
	Planning Commission Certificate of Approval. <i>(Final Plat signature block for plats that have never had a plat book or page. Revised Final Plat signature block for plats that have an original plat book and page).</i>
	Building setbacks <i>(front, side, rear)</i> shown graphically or in general notes.
	Current zoning including zoning boundary lines <i>(if more than one zoning classification), zoning conditions and case #, if any. (See WP zoning notes below)</i>
	Tax Parcel # of all parcels involved. <i>(Tax Map Page + Section + Parcel #) (Example: 046-01-004B)</i>
	Adjoining Property Owners <i>(Names, Addresses, Zoning).</i>
	Original signature of engineer or surveyor across seal (different color of ink)
	Site Evaluation fee payable to Rockdale County Environmental Health Department for Septic Tank lots.
	Revised Final Plats:
	Revise original recorded plat or prepare a new plat showing only the portions being changed.
	Using dashed lines, show the original <i>(old)</i> property lines.
	Note road frontage and acreage remaining in parent tract.
	Revision box explaining revision and date.
	Subdivision name, date, book and page number of the original recording shall be noted.



FOR PROPERTY ZONED WATERSHED PROTECTION

*WP Zoning ** NOTE ON PLAT: All site development shall adhere to Rockdale County's "Watershed Protection Zoning District" ordinance section 206-1 (i).*

*RESERVOIR BUFFER ONLY ** NOTE ON PLAT: The land area extending outward for a distance of 150 feet from the normal pool elevation (735 feet mean seal level) of Randy Poynter Lake is zoned WP subzone W-RB and is subject to County regulations prohibiting land-disturbance and other activities. Said land area also is subject to undisturbed water protection conservation and flood easement in favor of Rockdale County, Georgia, recorded at Deed Book _____, Page _____. Additional Rockdale County and state restrictions also apply.*