



Final Plat Checklist

(Project with improvements-Preliminary Plat had been required)

Project Name: _____ Date: _____

√	Checklist Item
	General conformance to Preliminary Plat when required.
	North arrow and graphic scale.
	Letter of intent.
	Total number of lots.
	Lot sizes in square feet (for lots > 5 acres, sizes may be shown in acres)
	\$100 + \$10 per lot
	Vicinity map with existing streets and street names & showing project location.
	As-built and Engineer's Certification.
	Street sign receipt
	Maintenance Bond & Agreement
	Performance Bond & Agreement
	Show subdivision entrance sign easement. (10` out of R/W, 15` out of intersection R/W)
	17" x 22" sheet size.
	When more than one sheet is used, sheets shall be numbered consecutively.
	Scale: 1" = 100'. (Unless otherwise approved by Planning Director)
	Direction and distance from boundary to point(s) of reference. (County monument required for 3 or more lots.)
	Municipal, County boundaries and Land Lot Lines tied to boundary where applicable.
	Exact boundary lines by metes and bounds. (distances to nearest 0.01 foot; bearings to nearest second).
	Subdivision name and names of all streets and alleys within and immediately adjoining property being platted.
	Error of closure to show 1: 10000 minimum.
	Street center lines with intersection angles.
	Lots numbered in numerical order.
	Location, dimension and purpose of all easements, sizes and types of all culverts on the site and adjacent to subdivision limits.
	Areas identified to be reserved or dedicated for public use.
	Show community mailbox.
	Location, description and dimensions of detention facilities.
	100 year flood plain shown and reference F.I.R.M. panel number and date.
	Location and dimension of 20` access easement to detention pond with easement located 10` outside of detention pond.
	Location and dimension of public or private water system.
	Show fire hydrants. Hydrants on public streets placed at 500` max intervals.
	All corners to be set with accurate location, material, and description of monuments and markers prior to approval of Final Plat.
	Copy of HOA covenants or conservation easements to be recorded with the plat. An organization shall be identified or established for the purpose of owning and maintaining common facilities not proposed for dedication to the county.



	Owner's Certification.
	Dedication Certification.
	Planning Commission Certificate of Approval.
	Building setbacks (front, side, rear) shown graphically or in note form.
	Current zoning including zoning boundary lines (if more than one zoning classification), zoning conditions and case #, if any. (See WP zoning notes below)
	Tax Parcel # of all parcels involved. (Tax Map Page + Section + Parcel #) (Example: 046-01-004B)
	Adjoining Property Owners (Names, Addresses, Zoning).
	Original signature of engineer or surveyor across seal in blue ink
	Level 3 Soil Evaluation (Stamped, Signed & Dated) for lots on Septic Tanks (contact Environmental Health 770-278-7340)
	Note: Final plats with new streets will be recorded after Rockdale County Water Resources has released the water lines and Rockdale County Fire Department has flow tested the hydrants.
	FOR PROPERTY ZONED WATERSHED PROTECTION (WP)
	NOTE ON PLAT: All site development shall adhere to Rockdale County's "Big Haynes Creek 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.