



Final Plat Checklist

STORMWATER FINAL PLAT			
Page#	Description	Comments by Plan Preparer	Comments by Plan Reviewer
	Name of the subdivision, unit number, land district, and land lot number.	<input type="checkbox"/>	<input type="checkbox"/>
	Name, address, and telephone number of owner of record, and the subdivider (if not the owner).	<input type="checkbox"/>	<input type="checkbox"/>
	Name, address, and telephone number of each professional firm associated with the portion of the subdivision within the Final Plat (engineer, surveyor, landscape architect, etc.).	<input type="checkbox"/>	<input type="checkbox"/>
	Date of plat drawing, graphic scale, north arrow; notation as to the reference of bearings to magnetic, true north or grid north, and indication whether bearings shown are calculated from angles turned.	<input type="checkbox"/>	<input type="checkbox"/>
	Location sketch of tract showing major surrounding features.	<input type="checkbox"/>	<input type="checkbox"/>
	Name of former subdivision, if any or any name(s) of previous Final Plats recorded.	<input type="checkbox"/>	<input type="checkbox"/>
	Case number and date of approval for any applicable rezoning, special use permit, variance, modification, or waiver affecting the property.	<input type="checkbox"/>	<input type="checkbox"/>
	Location and dimension of any buffer, landscape strip, special setback, no-access easement, etc.	<input type="checkbox"/>	<input type="checkbox"/>
	Boundary lines of the tract, to be indicated by a heavy line, giving distances to the nearest one-hundredth foot and bearings to the nearest second. Bearing and distance to designated tie point shall be shown. The Plat shall have a closure precision of 1 foot and no less than 10,000 feet.	<input type="checkbox"/>	<input type="checkbox"/>
	County jurisdictional lines approximately tied to the lines of the subdivision by distance and angles when such lines traverse or adjoin the subdivision; land lot lines traversing or adjoining the subdivision shall also be indicated.	<input type="checkbox"/>	<input type="checkbox"/>
	Locations, widths, and names of all streets and alleys within and immediately adjoining the plat, the location and widths of all internal public crosswalks, and all other public rights-of-way.	<input type="checkbox"/>	<input type="checkbox"/>
	Street center lines showing angles of deflection and standard curve data including radii, length of arcs and tangents between curves, point of curvature (PC) and point of tangency (PT).	<input type="checkbox"/>	<input type="checkbox"/>
	Show current County and State stream buffers. A 50-foot undisturbed buffer and a 75-foot impervious set back shall be maintained adjacent to all streams.		
	Scaled drawing showing the location of all existing topography, utilities, impervious surfaces, wooded areas, Stormwater facilities, wetlands, State Waters, buffers, setbacks, and flood plains.		

	Building setback lines along streets with dimensions.	<input type="checkbox"/>	<input type="checkbox"/>
	When lots are located on a curve or when side lot lines are at angles other than 90 degrees, the lot width measured in accordance with the provisions of Title 2 of this UDO may be required to be shown, if deemed necessary by the Department for clarity.	<input type="checkbox"/>	<input type="checkbox"/>
	Lots numbered in numerical order and blocks lettered alphabetically.	<input type="checkbox"/>	<input type="checkbox"/>
	Location and size of all drainage pipe, the location and size of all stormwater management facilities, and the location, dimensions and purpose of any easements, including construction or slope easements if required.	<input type="checkbox"/>	<input type="checkbox"/>
	The location and size of all public sanitary sewer lines and manholes and the location, dimensions, and purpose of any easements, including construction or slope easements if required.	<input type="checkbox"/>	<input type="checkbox"/>
	The location and size of all public water lines and fire hydrants and the location, dimensions and purpose of any easements, including construction or slope easements if required.	<input type="checkbox"/>	<input type="checkbox"/>
	Location of any areas to be reserved, donated, or dedicated to public use with notes stating their purpose and limitations. Location of any areas to be reserved by private deed covenant for common use of all property owners, or dedicated to a homeowner's association.	<input type="checkbox"/>	<input type="checkbox"/>
	A statement of private covenants if any shall be recorded on the plat; otherwise, if covenants are separately recorded provide a statement as follows: This plat is subject to the covenants set forth in the separate document(s) attached hereto dated [REDACTED], which hereby become a part of this plat, and which were recorded and signed by the owner.	<input type="checkbox"/>	<input type="checkbox"/>
	Accurate location, material, and description of monuments and markers (all monuments shall be in place prior to approval of the Final Plat).	<input type="checkbox"/>	<input type="checkbox"/>
	Extent of the 100-year floodplain and a floodplain chart showing the area within and outside the floodplain for each lot containing any portion of the 100-year floodplain. Origin of the floodplain data shall be indicated.	<input type="checkbox"/>	<input type="checkbox"/>
	Street address numbers and block number designations for street names on abutting streets, where appropriate.	<input type="checkbox"/>	<input type="checkbox"/>
	All lots shall be labeled with minimum floor elevations, drainage flow arrows and designated as either a slab, basement, or slab/basement.	<input type="checkbox"/>	<input type="checkbox"/>
	All other notes or notations as may be required by the Department.	<input type="checkbox"/>	<input type="checkbox"/>
Final Plat Document Requirements			
	As-Built (Site Plans & Hydro)	<input type="checkbox"/>	<input type="checkbox"/>
	Conservation Easement	<input type="checkbox"/>	<input type="checkbox"/>
	Elevation Certification	<input type="checkbox"/>	<input type="checkbox"/>

	Maintenance/Agreement Bonds	<input type="checkbox"/>	<input type="checkbox"/>
	Design Certification	<input type="checkbox"/>	<input type="checkbox"/>
	Notice of Termination	<input type="checkbox"/>	<input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>

Final Plat Notes

- Provide a copy of the FIRM panel map on the front sheet.
Provide compaction certification by a registered professional engineer for each lot having a fill depth of two (2) feet or greater between road right-of way and rear building line. **Plat will not be recorded without this document.**

- If there are no lots shown on the final plat requiring compaction certification, you must state so in a note on the plat.
- The following lots contain fill depth of two (2) feet or greater between the road right-of-way and rear building line and have received fill during the development stage. These lots require compaction certification sealed by a registered professional geotechnical engineer to be submitted prior to final plat recording Lots: **(engineer to determine which lots apply and list them in this note).**

- Lots that will require fill depth of two (2) feet or greater between the road right-of-way and rear building line at the time of future lot grading will require a compaction certification sealed by a registered professional geotechnical engineer to be submitted at the time of building permits application.

- Stormwater Facilities Maintenance Agreement: recorded with the Clerk of Superior Court of Rockdale County showing the Deed Book and Page Number on the Final Plat.

- Provide the following Drainage Notes:
 - A. The owner of record, on behalf of himself (itself) and all successors in interest, specifically releases Rockdale County from any and all liability and responsibility for, and Rockdale County assumes no liability, but rather expressly disclaims any liability for: flooding or erosion from storm drains; flooding from high water of natural creeks, river or drainage features; maintenance of pipes, culverts or structures located outside of public right-of-way; or maintenance of natural creeks, river or drainage features .
A drainage easement is hereby established for the sole purpose of providing for the emergency protection of the free flow of surface waters along all watercourses. Rockdale County may conduct emergency maintenance operations within this easement where emergency conditions exist. Emergency maintenance shall be the removal of trees another debris, excavation, filling and the like

necessary to remedy a condition, which in the judgment the County is potentially injurious to life, property or the public road or utility system. Such emergency maintenance, conducted for the common good, shall not be construed as constituting a continuing maintenance obligation on the part of Rockdale County nor an abrogation of Rockdale County's right to seek reimbursement for expenses from the owner/s of the property(s) of the lands that generated the conditions.

B. Stream Buffers are to remain in a natural and undisturbed condition.

C. Structures, other than approved storm structures, are not allowed in drainage easements.

- State who owns and is responsible for maintaining common areas, stormwater management facilities and or drainage structures.
- Easements for storm drains shall be centered on the pipes.
- Waters of the United States, including the lakes and adjacent wetlands, shown on the plat are under the jurisdiction of the Army Corps of Engineers. Lot owners are subject to penalty by law for disturbance to these wetland areas without proper authorization.
- Individual residential builders, in a subdivision where a Notice of Intent (NOI) is required to comply with Federal National Pollutant Discharge Elimination System (NPDES) regulations, must also file a NOI and a Notice of Termination (NOT) with the Georgia Dept. of Natural Resources, Environmental Protection Division (EPD).
- **Conservation Easement:** Recorded with the Clerk of Superior Court of Rockdale County showing the Deed Book and Page Number on the Final Plat.
- **HOA convenance:** Recorded with the Clerk of Superior Court of Rockdale County showing the Deed Book and Page Number on the Final Plat.