



Glynn County Community Development Department
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Preliminary Plat Checklist

The subdivision Preliminary Plat provides the legal and technical data required to confirm compliance with Glynn County Regulations and to proceed with the approval process for a subdivision. The Preliminary Plat shall consist of a map or maps, drawn at a scale of not less than one inch in two hundred feet, and showing the following (Note: References are to Article VII of the Glynn County Subdivision Regulations §703.):

- The proposed name of the subdivision and proposed street names, and the name of former subdivision(s), if any (703.1);
- Name, address and telephone number of the owner of record (703.2);
- Name, address and telephone number of the subdivider (703.3);
- The names of owners of record and zoning of land adjacent to the tract to be subdivided (703.14);
- Date of survey, north point and graphic scale, source of data, date of plat drawing and space for revision dates (703.4);
- A vicinity map (703.6);
- Preliminary Plat Certificates and Statements and the statement "PRELIMINARY PLAT DO NOT RECORD"
 - a) Certificate of Preliminary Design
 - b) Certificate of Preliminary Plat Approval (703.5);
- Exact boundary lines of the tract of parcel to be subdivided, indicated by a heavy line giving length and bearings and total subdivision land area in acres (703.8);
- Natural features within the proposed subdivision, including drainage channels, bodies of water, flood plain, wetlands and other significant features (703.9);
- Cultural features within the proposed subdivision, including rights-of-way widths, and names of existing and proposed streets and alleys, existing structures, existing easements, buildings, city and county lines, zoning districts and boundaries and other significant information (703.10);
- Proposed layout including lot lines with rough dimensions, lot numbers, block letters, street and alley lines, sites reserved through covenants, dedication or otherwise for public uses (703.11);
- Location of existing water and sewer utilities, if a connection to a water or sewer system is proposed (703.12);
- Proposed unit division or stage of development, if any (703.13);
- FIRM Panel Number and flood zone designation (703.13);
- Building setback information per Zoning Ordinance including setback lines on odd shaped lots (703.16);