

APPENDIX D

FORM 10 PRELIMINARY PLAT CHECKLIST

_____ Subdivision Name

The preliminary plat shall be prepared by a land surveyor registered in the State of Alabama, drawn in ink or pencil on a reproducible material at a scale of not more than 100 feet to 1 inch, numbered in sequence if more than one sheet is used, and on standard size sheets acceptable for filing in the Office of Probate Judge. The original plat and five copies shall be submitted at least thirty (30) days before the Planning Commission hearing. The plat shall contain the following information: (Check completed items)

- _____ 1) Proposed name of the subdivision and all new streets, as approved by the Planning Commission.
- _____ 2) Names, addresses, and signatures of all owners and authorized agents and name, address, signature, seal, and registration of land surveyor.
- _____ 3) North point, graphic scale, and date.
- _____ 4) Location of the subdivision by legal tie, quarter-quarter section, township, and range.
- _____ 5) Amount of acreage to be subdivided.
- _____ 6) The location and dimensions of all boundary lines of the property and the names of all adjoining all streets and subdivisions.
- _____ 7) The location of water bodies, streams, floodplain, areas subject to periodic inundation, and other natural site features deemed pertinent by the Planning Commission.
- _____ 8) Existing topography at five foot intervals based on field data referred to U.S.G.S. sea datum in sufficient detail to show the general character of the land.
- _____ 9) The location, dimensions, and areas of all proposed or existing lots, including building setback lines. All lots in each block shall be consecutively numbered or lettered, and outlets shall be alphabetically lettered within each block, as approved by the County Assessor.
- _____ 10) Blocks consecutively numbered or lettered in alphabetical order, as approved by the County Assessor. The blocks in numbered additions to subdivisions bearing the same name shall be numbered or lettered within each block, as approved by the County Assessor.
- _____ 11) The location and description of all monuments.
- _____ 12) Sufficient data to determine readily the location, bearing, and length of all lines an to reproduce such lines upon the ground. The length of all lines shall be to the nearest tenth, and the bearing of all angles shall be to the nearest minute.
- _____ 13) The location, function, and dimension of all existing and proposed public and common areas, including rights-of-way, easements, and areas for streets, utilities, drainage, parks, recreational facilities, schools, governments buildings, railroads, common open-space, common parking and driveway areas, and any other special rights-of-way, easements, and common areas.
- _____ 14) Zoning and proposed land use of all lots within the subdivision and zoning of all contiguous land.

- _____ 15) A vicinity map insert drawn at a scale of 2,000 feet to 1 inch showing the location of the subdivision in relation to streets and other general developments in the area.
- _____ 16) A check in an amount that is equal to 10% of the cost of installation of ALL utilities that come under the jurisdiction of the Springville Public Works Department (Water/Sewer).
- _____ 17) Certification of ownership and offer of dedication, as follows:

I hereby certify that I am the owner of the property described hereon, which property is located within the subdivision regulation jurisdiction of the City of Springville, Alabama, that I freely offer this plat and dedicate to public use all such areas shown on this plat, and that I will maintain such areas until the dedication is accepted by the City Council.

_____, 20 _____

Owner

(Notarized)

Form for approval by the St. Clair County Health Department, if Private wells and sewage disposal proposed, as follows:

_____, 20 _____

Sanitary Engineer, St. Clair County Health Department

Form for endorsement by the Planning Commission, as follows:

Preliminary plat approved by resolution of the Springville Planning Commission on:

_____, 20 _____

Chairman, Planning Commission

Secretary, Planning Commission