# CITY OF CONSISTENCY FINAL PLAT CHECKLIST

**Name of Plat:**

**Developer:**

**Developer’s Engineer/Surveyor:**

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| *All final plats submitted to the Consistency Planning and Zoning Commission shall include with the* |  |
| *mylar, disk in autocad or microstation format and pdf format of the final signed plat, and five copies of* |  |
| *the final plat along with the final plat checklist. Please check accordingly before submittal. Incomplete* |
| *Applications will not be accepted.* |  |

* Tract boundary lines, right-of-way lines of streets, easements, and other rights-of-way, and property lines of lots, with accurate dimensions, bearings, or deflection angles, radii, arcs, central angles of all curves, front building lines and rear and side setback lines.
* Name, number and right-of-way of each street and other right-of-way.
* Locations, dimensions, and purposes of any easements.
* Number to identify each lot or building site and the approved street name or number and street address of each lot.
* Purpose for which sites, other than residential lots, are dedicated or reserved, it being understood that any reservations of areas for other than residential purposes shall be subject to the proper zoning thereof or being restricted by covenants.
* Location of monuments.
* Reference to recorded subdivision plats of adjoining platted land by plat book and page number.
* Title, graphic scale, north arrow, name and registration number of subdivision engineer, and date, together with the quarter section or quarter sections in which the subdivision is located and the total acres in the subdivision acres in the platted lots.
* Space for the approval of the city engineer, the planning director, and the county engineer, if required, and, if either is involved, the park and recreation authority, the board of education or the county health department.
* Certificates and acknowledgments for designer and owner as required in Code of Ala. 1975, 35- 2-51.
* Final plat shall be drawn on a scale of not less than one inch equals 100 feet. Size shall be such that the plat will be suitable for recording in the probate office of Tuscaloosa County, Alabama. The scale of one inch equals 100 feet, if in the opinion of the city engineer is not practical, may be reduced but in no case shall the scale be less than one inch equals 200 feet.
* A statement to the fact that the plat designer has closed each lot or parcel and that each lot or parcel mathematically closes to a closure of not less than one to 5,000.
* Proper identification and notations of any areas subject to flood as required by article XII of these regulations. The developer’s engineer (is) to include a statement on the plat if none of the development is located in a flood hazard area.
* A statement of the allowable use of each lot in the subdivision and four copies of restrictive covenants for approval by the planning commission to insure said use(s) of each lot, if required by the planning commission.
* A certified statement by the subdivider’s engineer that the improvements within this development were constructed in accordance with the approved plans and specifications, and meet the minimum requirement of the City of Consistency.

Engineer/Surveyor’s Signature Date