

Final Plat Application

City of Decatur, Planning & Development Department
402 Lee Street NE
Decatur, AL 35602
(256) 341-4720 / Planning@decatur-al.gov



Name of Subdivision: _____

Name of Applicant: _____ Phone: _____

Address: _____ Email: _____

Name of Owner: _____ Phone: _____

Address: _____

Engineer: _____ Phone: _____

Address: _____ Email: _____

Surveyor: _____ Phone: _____

Address: _____ Email: _____

Describe the Location of Property:

Total Acreage: _____ Total Lots: _____ Residential Lots (if applicable): _____ Current Zoning: _____

Date of preliminary plat approval: _____ / _____ / _____

Is this a Minor Subdivision? Yes
No

Items to be completed prior to final plat application: *If required, these items must be completed before submitting Final Plat Application*
Mark "N/A" if not applicable

- _____ As-built surveys submitted to and approved by the City
- _____ All testing reports submitted to the City Engineer and any outstanding testing invoices paid to City Planner
- _____ All agreements, documents, and fees required by stormwater ordinance submitted and approved by Decatur Utilities
- _____ Any required performance guarantees submitted with proper amounts and approved by the City
- _____ Any maintenance guarantees submitted with proper amounts and approved by the City
- _____ Fire hydrant testing performed and approved by the Fire Marshal
- _____ Sewer testing and approval by the Decatur Utilities
- _____ All work is completed

I have read the above statements and warrant in good faith that I understand and will comply, and that the information submitted is true and correct.

Applicant Signature: _____ **Date:** _____ / _____ / _____

Name of Subdivision: _____

Name of Applicant: _____

All submissions must be on sheets no larger than 24"x36" and accompanied by appropriate application and checklist. All items must be marked as included or "N/A" if not applicable. Explain if not applicable. **Plats must be fully compliant with the Decatur Subdivision Regulations. This checklist is provided as an aid in the process.** It is recommended that applicant contact staff and request a preliminary review of plat prior to printing and obtaining signatures.

- _____ Subdivision name
- _____ North arrow, graphic scale, number of total lots, number of residential lots (if applicable), total acreage
- _____ Standard scale not less than 1"=100'
- _____ Purpose of all easements
- _____ Reference to recorded subdivision plats of adjacent platted land, including across rights-of-way
- _____ Relation of the land so platted to the government survey. Whenever section corners or half section corners occur along any platted boundary, they shall be clearly marked
- _____ 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
- _____ Number to identify each lot and the approved street names
- _____ Gross and net acreage of the property and number of lots
- _____ County boundary line, if in vicinity
- _____ Date of Preliminary Plat approval
- _____ Location of monuments
- _____ All dimensions shall be shown to the nearest one-hundredth of a foot and angles to the nearest minute
- _____ The current FEMA FIRM panel and location of any special flood hazard areas, floodways, and base flood elevation; if no flood hazard areas exist, then include a statement indicating such
- _____ Restrictive covenant language or references (e.g. stormwater requirements)
- _____ Certificates and acknowledgements for designer and owner(s) as required in the *Code of Alabama* 1975, § 35-2-51
- _____ Professional Engineer's construction certification, if applicable
- _____ Note stating: "Approval of a plat shall not be deemed to constitute or effect an acceptance by the public of any street or other open space shown upon the plat."
- _____ Signature blocks/certificates of approval for the Planning Commissioner, City Engineer, Decatur Utilities or Joe Wheeler, representative of the local Health Department(s), signature block or space for recording information of appropriate judge(s) of probate.

Required items to accompany this final plat application: mark if included

_____ Paper or mylar copy of final plat that is compliant with Decatur Subdivision Regulations

_____ Fee

No building permits, site plan approvals, or certificates of occupancy will be approved until the final plat has been recorded in the office of the Morgan County Probate Judge and the following are received by the City of Decatur:

- Mylar copy of recorded plat
- Electronic copy of recorded plat (PDF)

Applicant Signature: _____ **Date:** _____ / _____ / _____