

Final Subdivision Plat Approval

City of Northport
3500 McFarland Blvd
Northport, AL 35476
(205)333-3002

Date of Application: _____

1. Name of Subdivision _____
2. Name of Applicant _____ Phone _____
Address _____
3. Name of Agent Designated by Owner _____
Address _____
4. Owner of Record _____ Phone _____
Address _____
5. Engineer _____ Phone _____
Address _____
6. Land Surveyor _____ Phone _____
Address _____
7. Subdivision Location: On the _____ side of _____
_____ Feet _____ of _____
(Street)
(Direction)
8. Total Acreage _____ Zone _____ Number of Lots _____
9. Tax Map Parcel I.D.# _____
10. Date of Preliminary Plat approval _____
11. Have any changes been made since this plat was last before the Commission _____

I understand that this application is subject to review prior to formal acceptance for processing for a hearing by the Planning and Zoning Commission; that I will be notified in writing upon acceptance (or if

unacceptable, the reasons thereof) and the date scheduled for such hearing to be held within thirty (30) days subsequent to such acceptance.

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the book and page of each conveyance into the present owner as recorded in the County Recorder of Deeds (County Clerk) Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property, and the date the Contract of Sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers, stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

STATE OF _____

COUNTY OF _____

I, _____, hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

(Mailing Address)

Subscribed and sworn to before me this _____ day of _____, 20_____.

Notary Public

My Commission Expires: _____

TO BE COMPLETED BY CITY OF NORTHPORT

Fee Collected: \$ _____ Received by _____ Date _____

Application is accepted for processing and is scheduled for hearing by the Planning and Zoning Commission at 6:00 p.m. _____ in the City Hall Council Chambers.

Secretary, Planning and Zoning Commission

Date

**CITY OF NORTHPORT
FINAL PLAT CHECKLIST**

Name of Plat: _____

Developer: _____

Developer's Engineer/Surveyor: _____

All final plats submitted to the Northport Planning and Zoning Commission shall include with the mylar, disk in autocad or microstation format, and four copies of the final plat along with the final plat checklist. Please check accordingly before submittal.

- 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 and the secretary of the Northport Planning and Zoning Commission, 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 Northport.

Engineer/Surveyor's Signature

Date