

Form II.
PRELIMINARY PLAT CHECKLIST
HOMEWOOD PLANNING COMMISSION

Proposed Subdivision Name

This form shall be completed and shall be certified by the designer of the preliminary plat. The preliminary plat shall be legibly drawn 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 not to exceed 24 x 36 inches. Submittal requirements are further stipulated in Article IV. The preliminary plat shall contain the following information: (check completed items)

1. Identification and Scale of Drawing

- Names and addresses of the owners
- The proposed subdivision name
- Date
- North Arrow
- A Vicinity Sketch or key map
- Written and Graphic Scale
- Name of the designer (must be a registered engineer, architect, landscape architect, or land surveyor)
- Location of the subdivision by legal tie, quarter-quarter section, township, and range

2. The location of existing and platted features on the land to be subdivided and on the adjoining land

- Bridges
- Buildings
- Culverts
- Storm sewers
- Easements and rights-of-way with purpose
- Location and classification of flood hazard areas
- Names and address of adjoining owners
- Names of the adjacent subdivisions
- Property lines
- Sanitary sewers
- Streets and rights-of-way
- Current zoning and that of all contiguous land
- Water mains
- Topography - five (5) foot contour intervals
- The location, dimensions, and areas of all adjoining lots, including building setback lines
- The location and description of all monuments
- Water courses showing offsite watershed drainage area (acreage) crossing the property boundary
- Other conditions adjacent to the tract which affect the design of the subdivision

3. The location of proposed features, improvements and property lines

- Parks, and other common open spaces
- Reservations
- Lot lines
- Building setback lines
- The names locations widths and other dimensions of proposed streets, alleys, easements
- Any plans specifically required under Articles V or VI of the Subdivision Regulations
- Preliminary plans of proposed utility layouts (sewer, water, gas, and electricity)

- Building sites, if any, for multi-family dwellings, shopping centers, churches, industry, or other uses not single family residential
- Lots and blocks consecutively numbered or lettered in alphabetical order. The lots and blocks in numbered additions to subdivisions bearing the same name shall be numbered or lettered consecutively throughout the several additions
- The location and dimensions of all boundary lines of the property

4. Site data

- Average Residential Developed Density (No. residential lots or units divided by total site acreage)
- Number of residential lots or units
- Area in parks and in other proposed nonresidential uses
- Amount of acreage to be subdivided

5. Other Documentation

- Letters of approval from any public or private utilities which will provide services to the proposed subdivision
- Permits, letters of approval or authorization from any other governing body or agency.

6. Checklist Certification

- Certification of Developer's Designer relative to completion of this checklist:

I, _____, a registered _____, hereby certify that all foregoing pertinent items have been incorporated into the Preliminary Plat as indicated.

Signature

Registration Number

7. Certifications to be placed on the Preliminary Plat

- Certification of Developer's Engineer relative to adverse impacts as follows:

I, _____, a registered engineer, hereby certify that no adverse impacts will occur to adjacent property as a result of this development so long as it is constructed in accordance with the construction plans and specifications.

Practicing Engineer

Registration Number

- 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 Homewood, 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)

- Approval by the Jefferson County Health Department, if private wells and sewage disposal proposed, as follows:

Approved as meeting all Jefferson County health standards for individual sewerage and well systems.

_____, 20 _____

Sanitary Engineer, Jefferson County Health Department

- Endorsement by the Planning Commission, as follows:

Preliminary plat approved by resolution of the Homewood Planning Commission on

_____, 20 _____

NOT APPROVED FOR RECORDING

Chairman

Secretary

Zoning Administrator