

# Ballard City

## Final Plat

### Check List

#### TO BE COMPLETED BY BOTH THE DEVELOPER AND THE CITY

**Design:** Check each of the following items for compliance with adopted City Standards, Titles, General Plans and Ordinances. This form, when properly completed, shall be included with the application for the final plat phase of the Subdivision being submitted for review and approval.

**Check:** Check each of the following items for compliance with adopted City Standards, Titles, General Plans and Ordinances. Note deficiencies, by reference number on a separate sheet and attach to this document. Upon completion of review, a completed copy of this document will be provided to the Developer and shall serve as notice to the Developer of approval, approval with conditions, or rejection of this final plat as submitted.

<b>Design</b>	<b>Check</b>	<b>Description</b>
_____	_____	1. Two (2) 24"x 36" Final Subdivision Plat and Plan Profile sheets. One 8.5" x 11" copies of the final subdivision plat shall be submitted to the planning department. Following planning commission action one (1) original mylar and one (1) 3.5" disk CAD version copy of the Final Plat in AutoCAD or CD

#### SUBDIVISION PLAT DETAILS:

_____	_____	2. Outside or trim line dimension line 24"x36"
_____	_____	3. Border line shall include a one and one-half inch on the left margin, one-half inch border on remaining margins
_____	_____	4. Plat drawn with the top of the sheet being either north or east
_____	_____	5. All lines, dimensions and markings in waterproof black ink. (No adhesive labels)
_____	_____	6. North Arrow
_____	_____	7. Approved Subdivision name, phase no., name of City and County, Section and Township location and date
_____	_____	8. A minimum 7.5 foot utility easement across all lot frontages that are adjacent to public streets and other required easements for water, sewer, drainage, utility lines and other purposes
_____	_____	9. SIGNED signature blocks approving utility easement location by Phone Co., Gas Co., Power Co., and the local cable company
_____	_____	10. SIGNED signature block by the local postmaster approving the

location of mailboxes

- \_\_\_\_\_    \_\_\_\_\_    11.    Signature blocks for the following: Owner's dedication including notary public's acknowledgement, planning commission approval, city council approval, city engineer approval, city attorney approval, county surveyor approval, and a 1 1/2 " x 5" space in the lower left hand corner for the county recorder's use
- \_\_\_\_\_    \_\_\_\_\_    12.    Scale – 1"=100' maximum
- \_\_\_\_\_    \_\_\_\_\_    13.    Label adjoining subdivisions, lots, streets, owners
- \_\_\_\_\_    \_\_\_\_\_    14.    Curve table with: Delta, radius, length, tangent, chord and chord bearing
- \_\_\_\_\_    \_\_\_\_\_    15.    Location of monuments to be set including all Intersections, and centerline Point of Curvatures and Point of Tangents. (Point of Curvature is when coming to the radius of a turnaround where to look. Point of Tangents is the end of the point of Curvature)
- \_\_\_\_\_    \_\_\_\_\_    16.    Dedication of all required public areas including, drainage areas, canal areas, etc. clearly indicated on plat as being dedicated for public use
- \_\_\_\_\_    \_\_\_\_\_    17.    Legend – corner monuments set with rebar/caps(L.S. #/business name)
- \_\_\_\_\_    \_\_\_\_\_    18.    Notes (easement widths and purpose, etc)
- \_\_\_\_\_    \_\_\_\_\_    19.    Title opinion verifying person(s) signing plat Correspond with owner of record
- \_\_\_\_\_    \_\_\_\_\_    20.    Developer name, address, phone
- \_\_\_\_\_    \_\_\_\_\_    21.    Engineer name, address, and phone
- \_\_\_\_\_    \_\_\_\_\_    22.    Review and approval of attorney prior to preparation of mylar

**SUBDIVISION BOUNDARY**

- \_\_\_\_\_    \_\_\_\_\_    23.    Enlarged boundary text
- \_\_\_\_\_    \_\_\_\_\_    24.    Heavier boundary line
- \_\_\_\_\_    \_\_\_\_\_    25.    Closure – 0.01'
- \_\_\_\_\_    \_\_\_\_\_    26.    Label point of beginning
- \_\_\_\_\_    \_\_\_\_\_    27.    Bearing and distance – clockwise
- \_\_\_\_\_    \_\_\_\_\_    28.    Measured bearings and distances separately indicated from those of record

- \_\_\_\_\_ 29. Relationship between monuments found and set
- \_\_\_\_\_ 30. Existing boundary fences indicated
- \_\_\_\_\_ 31. Label boundary curves
- \_\_\_\_\_ 32. Reference adjoining record plats
- \_\_\_\_\_ 33. Ties to two established monuments
- \_\_\_\_\_ 34. Basis of Bearing

**WRITTEN BOUNDARY DESCRIPTION**

- \_\_\_\_\_ 35. Section, township, range tie
- \_\_\_\_\_ 36. Section location
- \_\_\_\_\_ 37. Point of beginning
- \_\_\_\_\_ 38. Basis of Bearing
- \_\_\_\_\_ 39. Distance and course of all lines
- \_\_\_\_\_ 40. Calls to existing lines and boundaries
- \_\_\_\_\_ 41. Boundary ties
- \_\_\_\_\_ 42. Label street widths
- \_\_\_\_\_ 43. Label private streets
- \_\_\_\_\_ 44. Cul-de-sac proper radius, maximum length?
- \_\_\_\_\_ 45. Curve descriptions: Left/right, tangent, non- tangent, delta, radius, length, tangent, chord and chord bearing
- \_\_\_\_\_ 46. Total subdivision area
- \_\_\_\_\_ 47. Registered land surveyor's certificate of survey in the form required by state law including placement of surveyor's stamp

**SUBDIVISION LOTS**

- \_\_\_\_\_ 48. Areas (square ft. and/or acres)
- \_\_\_\_\_ 49. Dimensions (repeat exterior boundary lengths on Interior lot lines)
- \_\_\_\_\_ 50. Lots completely defined by bearing and distance

- |       |       |     |   |
|-------|-------|-----|---|
| _____ | _____ | 51. | Lots numbered   |
| _____ | _____ | 52. | Sequential phase lot numbers  |
| _____ | _____ | 53. | No duplicate numbers  |
| _____ | _____ | 54. | Addresses (labeled in lots or summarized in lot table)              |
| _____ | _____ | 55. | Curve/line tags. (cross check tables)                               |
| _____ | _____ | 56. | Easements (new, recorded, prescriptive, future)                     |
| _____ | _____ | 57. | Minimum lot frontage per zoning ordinance                           |
| _____ | _____ | 58. | Lot restrictions?   |
| _____ | _____ | 59. | Interior walkways and easements?                                    |
| _____ | _____ | 60. | Building set backs  |
| _____ | _____ | 61. | Proposed lands to be reserved as private ownership or community use |

**SUBDIVISION STREETS**

- |       |       |     |   |
|-------|-------|-----|---|
| _____ | _____ | 62. | Street names and/or numbers   |
| _____ | _____ | 63. | Street monument locations at all intersections, and centerline<br>Points of Curvature and Points of Tangent |
| _____ | _____ | 64. | Centerline bearing, distance and/or curve data in curve table   |
| _____ | _____ | 65. | Streets completely defined by bearing and distance  |
| _____ | _____ | 66. | Dedication of all public right-of-way   |
| _____ | _____ | 67. | Temporary turn-around when required   |
| _____ | _____ | 68. | Bullets or tick marks at Points of Curvature and Points of Tangent  |

**ACCOMPANYING DOCUMENTS**

- |       |       |     |  |
|-------|-------|-----|--|
| _____ | _____ | 69. | Finalized set of certified, stamped construction drawings and<br>specifications as prepared by a licensed civil engineer                         |
| _____ | _____ | 70. | Design data and final drainage report complete with assumptions and<br>computations for improvements   |
| _____ | _____ | 71. | Storm Water Pollution Prevention Plan complete with Best Management<br>Practices and meeting the requirements of the Ballard City's code and the |

City's storm water permit

\_\_\_\_\_ 72. Covenants, conditions & restrictions for proposed subdivision

**Prepared By:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Signed By:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Professional Land Surveyor Stamp: