

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.

Design

Check

Description

- | | | |
|-------|-------|--|
| <hr/> | <hr/> | 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 |
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SUBDIVISION PLAT DETAILS:

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|-------|-------|---|
| <hr/> | <hr/> | 2. Outside or trim line dimension line 24"x36" |
| <hr/> | <hr/> | 3. Border line shall include a one and one-half inch on the left margin, one-half inch border on remaining margins |
| <hr/> | <hr/> | 4. Plat drawn with the top of the sheet being either north or east |
| <hr/> | <hr/> | 5. All lines, dimensions and markings in waterproof black ink. (No adhesive labels) |
| <hr/> | <hr/> | 6. North Arrow |
| <hr/> | <hr/> | 7. Approved Subdivision name, phase no., name of City and County, Section and Township location and date |
| <hr/> | <hr/> | 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 |
| <hr/> | <hr/> | 9. SIGNED signature blocks approving utility easement location by Phone Co., Gas Co., Power Co., and the local cable company |
| <hr/> | <hr/> | 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

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|-------|-------|-----|---|
| _____ | _____ | 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 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 specifications as prepared by a licensed civil engineer |
| _____ | _____ | 70. | Design data and final drainage report complete with assumptions and computations for improvements |
| _____ | _____ | 71. | Storm Water Pollution Prevention Plan complete with Best Management 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: