



PLANNING DIVISION
FINAL SUBDIVISION CHECKLIST

Date: _____

Applicant: _____

Subdivision: _____

Total Acres: _____

Location of site: _____

Zoning District: _____

Engineer/Consultant: _____

Telephone: _____

The final plat shall conform to the preliminary plat as approved. The developer has the option of requesting approval of the entire plat or only that portion which is proposed to be recorded and developed at that time, provided it conforms to all requirements of these regulations.

Under Section 3-2.4.5, the Final Plat shall include the following the original (mylar) and 10 copies of the final *plat* shall be drawn to a scale of 1"=100' horizontal on an 18" by 24" sheet containing the following information:

_____ The lines of all streets and alleys, lot lines, lots numbered in numerical order, reservations, easements, and any areas to be dedicated to public use or sites for other than residential use with notes stating their purpose and any limitations.

_____ Sufficient data to determine readily and reproduce on the ground the location, bearing and length of every street line, lot line, easement, boundary line, block line, and building line whether curved or straight, and including true north point. This shall include the radius, central angle, and tangent distance for the center line of curved streets and curved property lines that are not the boundary of curved streets.

_____ All dimensions to the nearest 100th of a foot and angles to a 20 second accuracy.

_____ Location and description of monuments.

_____ The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining unsubdivided property.

_____ Date, title, name, and location of subdivision, graphic scale, and north arrow.

_____ Location sketch map showing site in relation to area.

_____ Unadjusted closure notes and any subsequent revisions to the final survey.

_____ Flood notes that address the following areas:

- ▶ The subject property does (not) lie in an area designated as special flood hazard on the Flood Insurance Rate Map, of most recent issue.
- ▶ The subject property does (not) contain visible sinkholes. The Zoning Ordinance of Johnson City defines all sinkholes to have a 25-year "No-Build" and a 100-year "Floodplain" line, which restricts or modifies development adjoining or draining to a sinkhole.

- ▶ The subject property does (not) contain a visible unmapped stream. Small streams are not shown on the Flood Insurance Rate Maps, and the Zoning Ordinance of Johnson City regulates development near unmapped streams.

_____ Certification showing that the applicant is the landowner and dedicates streets, rights-of-way, and any sites for public use.

_____ Certification by an engineer or surveyor of accuracy of the survey and plat and placement of monuments.

_____ Certification by the City Engineer that all improvements have been installed in accordance with the requirements of these regulations.

_____ Certification by the City Engineer that an improvement bond in sufficient amount to assure the completion of all remaining improvements has been posted with the Planning Commission with said amount stated on the plat.