



# MAJOR SUBDIVISION REVIEW REQUIREMENTS

City of Creola Planning Commission

Creola, Alabama

## FINAL PLAT CHECKLIST

This checklist must be complete and accompany any Final Plat submitted to the Creola Planning Commission for review along with the application for subdivision and receipt of all applicable fees paid. This document serves as the Final Plat checklist for both major subdivisions. The Planning Commission will not review incomplete applications.

*These requirements are considered **minimum standards** and additional information may be required for approval if requested by the Creola Planning Commission.*

The Final Plat shall be prepared, signed, and sealed by a licensed and certified Professional Engineer registered in the State of Alabama. It shall be drawn to a scale of no less than one inch (1") equals one hundred feet (100').

The following list of items are required and shall be included ON THE PLAT and shall meet the minimum standards set forth in these Subdivision Regulations.

SUBMITTED			ITEM	COMPLIANT		
YES	NO	N/A		YES	NO	N/A
			1. All required items from approved Preliminary Plat Checklist			
			2. Deed Restrictions/Restrictive Covenants, if applicable.			
			3. A certified statement by the Applicant's Engineer that the improvements within the development have been constructed in accordance with the approved Preliminary Plat and meet the minimum requirements of the City of Creola.			
			4. Inscription or stamp stating "Final Plat for Official Recording."			
			5. Construction plan which meet the standards of the City of Creola's Subdivision Regulations to include the following: <ul style="list-style-type: none"> <li>— Street Plan</li> <li>— Utility Plan</li> <li>— Stormwater Management Plan</li> <li>— Stormwater Management Design Report (8 1/2" x 11")</li> <li>— Stormwater Facility Maintenance Agreement</li> <li>— Erosion and Sedimentation Plan</li> <li>— Application for Land Disturbance Permit</li> <li>— Copy of Notice of Intent (N.O.I.) for NPDES Permit coverage, if applicable</li> <li>— Landscape Plan</li> </ul>			
<b>SURVEY NOTES:</b>						
			<b>General Notes, at a minimum, should include the following:</b> <ul style="list-style-type: none"> <li>— All utilities have been constructed underground;</li> <li>— For high-density major residential subdivisions, a note on plat stating that tree density per lot requirements must be met before the issuance of a Certificate of Occupancy (CO);</li> <li>— Statement that common, open space areas are not intended to be buildable lots for conversion to residential use;</li> <li>— Statement that the City of Creola shall not be responsible for maintenance of common, open space areas;</li> </ul>			

**SURVEY NOTES CONTINUED:**

			<ul style="list-style-type: none"> <li>— Statement that the City of Creola reserves the right to require the maintenance of all private drainage facilities, including detention/retention facilities, to prevent potential flooding and/or eliminate public health and safety threats or nuisance caused by said drainage facilities;</li> <li>— Statement that Subdivision identification sign is in compliance with the Sign Regulations of the Zoning Ordinance;</li> <li>— Certification that if subdivision is part of a multi-phase development, a master plan illustrating the overall development has be submitted to the City of Creola. Where a phased development is proposed, the preliminary plat shall include all phase lines and a master plan showing the continuity of development proposed for the entire project. Each phase shall satisfy the requirements of these regulations individually.</li> <li>— Completion of Traffic Data and Traffic Study for applications for high density, major subdivisions creating (50) lots or more, or any phased project, shall require a traffic impact analysis which shall include trip generation data showing the projected average daily traffic (ADT) in a 24-hour period and projected peak-hour traffic generated by the development in the subdivision application. Peak hour traffic shall generally be the hours between 7 A.M. and 9 A.M. for morning and 4 P.M. and 6 P.M. for the evening and include the consecutive 60 minute segment in which traffic counts are projected to occur. A traffic study shall be required for all applications that will generate an average daily traffic (ADT) count of 1,000 trips or more, or which will generate 50 trips or more during any peak hour period. An agent selected by the City and paid for by the applicant shall perform the traffic study. The traffic study shall be used to determine what on-site and off-site street or traffic improvements may be necessary due to the development. The results and any corrective measures necessary shall be included as part of, and in addition to, the requirements for preliminary subdivision plat.</li> <li>— Verification that all construction plans have been reviewed and approved by the City of Creola’s Engineer, confirming that all plans are in compliance with the City of Creola’s Subdivision Regulations.             <ul style="list-style-type: none"> <li>9. Street Plan</li> <li>10. Drainage Plan</li> <li>11. Erosion Control Plan</li> <li>12. Utility Plan</li> </ul> </li> </ul>			
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