

**THE HOOVER PLANNING AND ZONING COMMISSION MEETS THE
SECOND MONDAY OF EACH MONTH AT 5:30 P.M. IN THE COUNCIL
CHAMBERS LOCATED IN THE HOOVER MUNICIPAL COMPLEX AT
100 MUNICIPAL DRIVE
HOOVER, AL.**

HOOVER CITY CODE

Sec. 3. Final plat.

[a] The final plat shall conform substantially to the preliminary plat as approved; and, if desired by the subdivider, approval may be phased; provided, however, that each phase conforms to all of the requirements of these regulations.

[b] At least fourteen (14) days prior to the meeting at which the plat is to be considered, the applicant shall submit a copy of any proposed subdivision restrictive covenants; the original mylar drawing of the plat; and fifteen (15) copies of the plat which shall be folded to a dimension of eight and one-half (8 1/2) by eleven (11) inches, together with any street profiles or other plans which may be required by the Planning Commission. (Amended 3-14-83; Ord. No. 88-701, § 1, 3-7-88; Ord. No. 94-1233, § 6, 3-21-94; Ord. No. 97-1606, § 1, 12-15-97; Ord. No. 01-1813, § 3, 5-7-01)

[3] The plat shall be drawn to a scale of not more than one (1) inch equals one hundred (100) feet, on sheets not larger than twenty-four (24) by thirty-six (36) inches. When more than one (1) sheet is required, an index sheet of the same size shall be filed as a key, showing the entire subdivision, with the sheets in alphabetical order.

[d] The final plat shall give the following information:

1. Vicinity sketch map at a scale in relation to its surroundings. The map submitted with the preliminary plat may be used.
2. Final plan of the subdivision including the following:
 - a. Name and location of subdivision.
 - b. Name of owner and designer.
 - c. North point, graphic scale and date;
 - d. Location, width and name of all streets, roads and other rights-of-way;
 - e. Location of all blocks and lot lines with all lot numbers in numerical order;
 - f. Building setback lines along each street;

- g. Sufficient data to determine readily and reproduce on the ground; the location, bearing and length of every road line, lot line, boundary line, block line and building line, whether curved or straight; and including the radius, central angle and tangent distance, and the length of curve for the centerline of all curved roads and property lines which are not the boundary of the property being subdivided. The length of all dimensions shall be the nearest one-tenth of one foot, and bearing of all angles to the nearest one (1) minute;
 - h. Location, dimensions and purpose of all easements, including those required for shared and common access roads and drives. (Ord. No. 94-1309, § 3, 1-16-95)
 - i. Location and description of all monuments and iron pins;
 - j. Name and location of adjoining subdivisions and roads;
 - k. Reserved. (Ord. No. 01-1813, § 4, 5-7-01)
 - l. The location of any masonry walls which are proposed to be owned in common by all owners of property in the residential subdivision, pursuant to Article VII, Section 4.0 (E), of the Zoning Ordinance (Ord. No. 89-839, § 5, 10-16-89).
 - m. Final plats for property located within a PUD approved under the provisions of Article XII of the Zoning Ordinance, shall show the location of proposed security points for the control of access on public streets, as approved on the master development plan of the PUD and the preliminary subdivision plat. (Ord. No. 97-1566, § 2, 5-19-97)
 - n. Sidewalks. (Ord. No. 02-1888, § 10, 4-16-02)
- [e] The following certifications shall be presented along with the final plat:
- 1. Certification showing that the applicant is the legal owner of the land; and dedication of any proposed public rights-of-way and other sites for public use. (Ord. No. 01-1813, § 5, 5-7-01)
 - 2. Certification by a registered surveyor of the accuracy of the survey and plat, and the placement of all required monuments. (Amended 3-14-83)
 - 3. Certification of approval by the city engineer, Jefferson County Sanitary Engineer, Shelby County Engineer, or appropriate county health officer as required. (Ord. No. 88-771, § 2, 1-16-89)
 - 4. Certification by the city engineer that the subdivider has complied with one of the following alternatives:
 - a. Installed all improvements according to the requirements of these regulations, or

b. Posted a surety bond or irrevocable letter of credit, in an amount sufficient to assure the completion of all required improvements. (Amended 3-14-83)

5. Certification of approval to be signed by the chairman of the planning commission and city clerk.

6. A certification from the city clerk indicating that sufficient financial guarantee has been provided.

7. STATE OF ALABAMA COUNT OF _____

The undersigned _____, Registered Land Surveyor, State of Alabama, and _____, owner, hereby certify that this plat or map was made pursuant to a survey made by said surveyor and that said survey and this plat or map were made at the instance of said owner; that this plat or map is a true and correct map of lands shown therein and known as _____ showing the subdivisions into which it is proposed to divide said lands, giving the length, and angles of the boundaries of each lot and its number, showing the streets, alleys and public grounds, giving the length, width and name of each street, as well as the number of each lot and block, and showing the relations of the lands to the government survey; and that iron pins have been installed at all lot corners and curve points as shown and designated by small open circles on said plat or map. Said owner also certifies that it is the owner of said lands and that the same are not subject to any mortgage. (Ord. No. 01-1813, § 6, 5-7-01)

**CITY OF HOOVER
APPLICATION FOR FINAL SUBDIVISION PLAT**

Case No. _____
(Page 1 of 3)

The applicant shall submit a complete application, including fifteen (15) copies of the Final Plat, as required in the Subdivision Regulations, folded to a dimension of eight and one half by eleven inches, at least 14 days prior to a regularly scheduled meeting of the Planning Commission.

OWNER/APPLICANT INFORMATION

Name of Property Owner: _____

Address: _____

Telephone Numbers Work: _____ Home: _____

Name of Applicant: _____

Address: _____

Telephone Numbers: Work: _____ Home: _____

SUBJECT PROPERTY INFORMATION

1. Name of proposed subdivision: _____

2. Location: _____

3. Present zoning classification of property: _____

4. Number of proposed lots: _____

5. Does the proposed subdivision require the extension of public streets or other public improvements? _____ Yes _____ No

6. Does the proposed Final Plat require the vacation or partial vacation of an existing easement or right-of-way? _____ Yes _____ No. If so, the applicant must provide the completed Vacation of Right-of-Way/Easement form, along with any required letters of approval from utility companies.

Case No. _____
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7. Have required public improvements been _____ constructed or will the Plat be reviewed _____ subject to an Improvement Guarantee?
8. Is the Final Plat submitted pursuant to a Preliminary Plat? If so, the applicant must provide a copy of the approved Preliminary Plat.
9. Is the Final Plat a resurvey or extension of an existing subdivision? _____ Yes
_____ No. If yes, the applicant must provide a copy of the approved Subdivision Plat.

If the applicant is not the owner of the subject property, the owner shall stipulate in a letter to the Commission, that the undersigned applicant is authorized to request this subject.

Date

Signature of Owner/Applicant

APPLICATION WITHDRAWN

Date

Signature of Owner/Applicant

Case No. _____
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**OFFICIAL USE ONLY
PLANNING COMMISSION DISPOSITION**

Date Filed:	Date of Notice:	Date of Hearing:
Fee Paid:	Receipt No.:	Date Paid:
Amount of Improvement Guarantee:		
Decision of Planning Commission Approved: _____ Denied: _____		
List Conditions of Approval or Reasons for Denial:		