

Case Number: _____
(For City of Senatobia Use Only)

**SENATOBIA, MISSISSIPPI
FINAL PLAT APPLICATION FOR SUBDIVISION**

1st Submission _____ 2nd Submission _____ Fee _____

SUBDIVISION NAME: _____

DATE PRELIMINARY PLAT APPROVED: _____

PROPOSED NO. OF LOTS: _____ SUBDIVISION ACREAGE: _____

PHYSICAL ADDRESS OF SITE: _____

TAX PARCEL ID #: _____

ZONING OF PROPERTY: _____

APPLICANT'S NAME: _____

APPLICANT'S ADDRESS: _____

APPLICANT'S PHONE: () _____ EMAIL: _____

OWNER OF PROPERTY: _____

SUBMITTED BY: _____

ENGINEER: _____ PHONE: () _____

Owner Signature

Date

Applicant Signature, if different from Owner

Date

Checklist of materials required to be submitted follow on next page. Checklist should be included with submittal with items checked.

Final Plat Review

City of Senatobia

Name of Project: _____

Article V, Section 1e - Information Required on Final Plat

1. _____ Vicinity map, a drawing of the proposed site that shall locate streets and highways, railroads, schools, parks and other community facilities, section lines, tract lines, existing subdivisions and other significant features within one-half (1/2) mile of the proposed PUD.
2. _____ North arrow and scale (graphically and numerically).
3. _____ Date of the survey and date of proposed PUD outline plan.
4. _____ Proposed PUD or subdivision name.
5. _____ Exact boundary lines of the tract indicated by a heavy line or other acceptable control traverse, giving dimensions to the nearest one-tenth foot, and angles to the nearest minute, which shall be balanced and closed with an error of closure not to exceed one to 5,000.
6. _____ Tie in dimension and distance from property corner to nearest existing street(s) and to section corner.
7. _____ Names and address of the owners of the property, including the names of the existing mortgages, the Developer or Subdivider, and the engineer platting the tract
8. _____ The location of the tract by legal description giving total acreage.
9. _____ Source of title, giving deed record book and page number.
10. _____ Any city and county political lines, section lines, or other significant information to locate the particular parcel of land.
11. _____ Existing zoning districts of subject property and surrounding properties.
12. _____ Required dimension and location of all setback lines.
13. _____ Adjoining subdivisions by name, section and lot number, and zoning designation, with plat book, page references; and the names of owners, parcel acreage and instrument number for all abutting un-subdivided tracts (across the street is construed to mean abutting).
14. _____ Existing and platted streets abutting the proposed subdivision, showing the rights-of-way from centerline. Street center lines showing angles of deflection angles of intersection, radii, length of tangents and arcs, degree of curvature, and all required curve data.
15. _____ The locations of existing streets on the parcel, with both the existing and proposed rights-of-way from centerline. Street center lines showing angles of deflection, angles of intersection, radii, length of tangents and arcs, degree of curvature, and all required curve data.
16. _____ Lot and block numbers, and lot lines with dimensions to the nearest one-tenth foot, necessary internal angles, arcs and chords and radii of rounded corners.
17. _____ Every lot shall be shown in its entirety on one sheet or another -- no lots split across pages as the only portrayal of the lot.
18. _____ The right-of-way, pavement widths, and names of all proposed streets.
19. _____ Any other existing and proposed right-of-way, sidewalks, or easements showing locations, widths, and designated purposes.
20. _____ A note reporting the status of the land in the proposed subdivision related to the FEMA FIRM Maps (located in Zone X, A, AE, FW, etc.) with the Map number and date.

21. _____ If the land is located in a designated floodplain area shown as FEMA Floodway and Flood Plain, boundaries as shown on current FEMA maps shall be clearly shown and identified including the Base Flood Elevation (BFE). Or, if any portion of the land of the proposed subdivision is subject to inundation by storm drainage or overflow or ponding of local storm water; the extent of the land so affected shall be clearly shown and identified.
22. _____ Accurate outlines and descriptions of any areas to be dedicated or reserved for public use or acquisition, such as proposed parks, playgrounds, open space, or school sites, with the purposes indicated thereon; and of any areas to be reserved by deed covenant for common use by all the property owners.

Article V, Section 2(c) - Additional Information on or Accompanying the Final Plat

1. _____ Accurate location and description of existing monuments and markers, or the location and description of a permanent benchmark set as a part of the subdivision survey.
2. _____ A title block that includes the information from the preliminary plat submission and also the subdivision name and phase or section number, the number of lots shown on the plat, including common areas, the “section, township, and range” numbers, and the jurisdiction location.
3. _____ Conditions imposed by the Planning Commission and Mayor and Board of Aldermen.
4. _____ As-built drawings identifying the exact location of all utilities (sewer, water, gas, storm drainage, and other the City or City Engineer determine as necessary) as installed on the property.
5. _____ On-site drainage retention basins located in accordance with the preliminary plat with design approved by the City Engineer.
6. _____ Owner’s Certificate. (See Article V, Section 3)
7. _____ Minor Subdivision Certificate, if applicable. (See Article V, Section 3)
8. _____ Mortgagee’s Certificate, or a note that there is no mortgagee. (See Article V, Section 3)
9. _____ Notary Certificates for all owners, mortgagee’s, signed and sealed.
10. _____ Certificate of Engineering Accuracy, with Engineer’s and/or Surveyor’s certificate number, signature and seal. (See Article V, Section 3)
11. _____ Final Plat Approval certificate. (See Article V, Section 3)
12. _____ Recording certificate. (See Article V, Section 3)
13. _____ Certificate of approval of water supply and sanitary sewage disposal facilities by the appropriate health department when the system is not connected to the municipal system.
14. _____ A statement of organizational arrangements for the ownership, maintenance, and preservation of common open space.
15. _____ Resolution by the Mayor and Board of Aldermen accepting or assenting to the vacation of any street, public way, or portion thereof shown on the plat, together with the certification of the City Clerk as to the correctness of the resolution.
16. _____ A copy of a covenant running with the land stating that the City may at any time change the grade of any such street or other public way or any part thereof from the natural grade to the permanent grade without the payment of compensation or damages to the abutting property owners. The certificate shall include the consent by the mortgagee to the aforesaid dedication and covenant, if a lien holder does exist.
17. _____ A copy of a covenant running with the land setting forth the deed restrictions, property owners associations, and covenants running with each lot; and the procedure by which amendments can be made and containing a reference to the approval of the final plat.

18. _____ The final plat shall be accompanied by three copies of any protective covenants running with the land in form for recording and their location, size, type and material are correctly shown; and that all requirements of the Subdivision Regulations of the City of Senatobia, Mississippi, have been complied with.