

Subdivision Review Checklist

Return this Checklist with Resubmittal

Admin Review #: _____

Date: _____

Status: _____

Reviewer: _____

Name: _____

Com. Dis: _____ Camp: _____ File #: DEV- _____

Big Creek: _____ MS4: _____ Key # (s): _____

Jurisdiction: _____ **Mobile County** _____ Application _____ Mailing Labels

_____ **Municipal Planning:** _____ Letter of Decision

_____ Valid Subdivision Name	_____ Survey Data	_____ Flood Zone
_____ Valid Road Names	_____ LIDAR (2' Contours)	_____ Legal Description
_____ Road Rights-of-way	_____ Building Set Back	_____ Location Map
_____ Centerline of Roads	_____ Certificate of Surveyor	_____ Certification of Owner and Notarized
_____ Road Construction Plans	_____ Dedication (if needed)	_____ Existing Easements and documentation
_____ Scale / North Arrow	_____ CAD File	

Required Notations

Type of Road:

Statement(s) needed on Plat:

_____ **New County-maintained Road**

Roads only accepted for maintenance by Mobile County. Drainage easements depicted and any drainage structures within such easements are not designed or maintained by Mobile County.

County Engineer

Reference Release and Servitude for _____ as Recorded in Real Property Book ___, Page ___, Probate Court Records Mobile County, Alabama

Reference Warranty Deed as Recorded in Real Property Book ___, Page ___, Probate Court Records Mobile County, Alabama

_____ **Private**
(Marked Private after Road Name)

Private Road - Not to be maintained by the State of Alabama or Mobile County

_____ **Existing County-maintained Road**

Mobile County Engineering Department Pursuant to Sec. 11-52-30(g)
No Easement or R-O-W Accepted for Maintenance

OR IF OUTSIDE A PLANNING JURISDICTION

Mobile County Engineering Department
No Easement or R-O-W Accepted for Maintenance

Continued on the Back

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Common Areas

Maintenance of Common areas to be the responsibility of the property owners and not Mobile County

All Subdivision Plats will have this statement:

All right-of-ways and drainage easements of record are shown on this plat; but this plat does not reflect other documents (i.e., utility easements, etc.) that would normally appears as an exception in a title commitment or policy.

All Subdivision Plats within municipal planning will have this statement:

The undersigned, as County Engineer of the County of Mobile of Alabama, hereby certifies on this _____ day of _____, 201..., that the _____ Planning Commission approved the within plat for the recording of same in the Probate Office of Mobile County, Alabama.

County Engineer

All Subdivision Plats which require formal County Commission approval (placed on the Commission Meeting Agenda) will have this statement:

This subdivision shown is hereby approved by the Mobile County Commission at its meeting on

Date

County Engineer

Subdivision Plats that require County Commission approval, NOT on City Sewer, and are "Large Flow Developments" will have this note:

The lot(s) on this plat are subject to approval or deletion by the Mobile County Health Department. The approvals may contain certain conditions pertaining to the onsite wastewater treatment system(s) that could restrict the use of the lot(s) or obligate owners to special maintenance and reporting requirements. The conditions are on file with the said health department and are made a part of this plat as set out hereon.

Flood Damage Prevention Ordinance Note:

Development shall be designed to comply with the Mobile County Flood Damage Prevention Ordinance, and may require submission of certification from a licensed engineer certifying that the design complies with the Mobile County Flood Damage Prevention Ordinance prior to the issuance of any permits.

Subdivisions that lie within a Special Flood Hazard Area (SFHA) with no defined Floodway:

No developments, including fill placements, allowed in the floodplain until floodway is established and development is shown to be outside of floodway.