

Opelika Subdivision Plat Approval

For Planning Commission Approval: Submit 20 copies of plat (a minimum of 3 copies should be 24 x 36, 17 can be 11 x 17 in addition, submit an 8 ½ x 11 reduction of the plat for overhead projection and a list of the adjoining property owners). Please fold plats prior to submittal, fill out application completely and write a check to the City of Opelika Planning Department. In addition, a digital version of the same final plat shall be submitted to the Engineering Department on a floppy diskette or mailed electronically (e-mail). The preferred format for digital plats is .DWG (AutoCad). Another format may be submitted with approval by the Engineering Department. If a digital file contains errors the applicant shall be responsible to make corrections and resubmit the file.

Requirement	Preliminary	Final
Location sketch map showing relationship of subdivision site to area.	X	X
The subdivision name, the names and addresses of the owners and of the designer of the Plat shall appear on the Plat.	X	X
All water lines, sanitary sewers, storm sewers and drainage, grading and paving shall be designed to meet the specifications of the City of Opelika and conform to requirements of the Public Works Manual. (E)	X	X
Preliminary Sketch Plans of proposed utility layouts (sewer, water, and electricity) duly approved by the appropriate utility departments indicating pipe sizes and the location of valves and fire hydrants, and showing feasible connection, where possible, to existing and proposed utility systems. (E)	X	X
Contours at vertical intervals of not more than five (5) feet when required by Engineering (depending upon topography). (E)	X	X
Profiles of all proposed streets showing natural and finished grades drawn to a scale of not less than one inch equals on hundred (100) feet horizontal and one inch equals twenty (20) feet vertical and such plans as may be specifically required under Section 32. (E)	X	X
The names of adjacent subdivisions and the names and addresses of record of owners of adjoining parcels of land as they appear on the current tax records.	X	X
Date, approximate north direction, and scale.	X	X

The location of existing and platted property lines, streets, buildings, watercourses, railroads, sewers, bridges, culverts, drainpipes, water mains, and any easements, both of the land subdivided and on the adjoining land. Also, the location of cemeteries on the land subdivided.	X	X
The names, locations, widths, and the dimensions of proposed streets, alleys, easements, parks and other open spaces, reservations, lot lines, and building lines.	X	X
Flood Hazard Area as indicated on the City of Opelika, Alabama Flood Boundary and floodway map, produced by the National Flood Insurance Program. Location shall be shown on plat. If not affected, that shall be noted on the plat.	X	X
Primary control points, or description and "ties" to such control points to which all dimensions, angles, bearings, and similar data on the plat shall be referred (e.g. "tied" to a section corner)	X	X
Tract boundary line, right-of-way lines of streets, easements, and other rights-of-way and property lines of residential lots and other sites with accurate dimensions; radius, and length of curve, for all curves.		X
Provision of utility easement as required for electrical utilities.		X
Purpose for which sited, (other than residential lots) if lots are reserved or dedicated for other purposes.		X
Locations and description of monuments.		X
Certification of surveyor certifying to accuracy of survey and plat.		X
Certification of title showing that applicant is the landowner.		X
Certificate for approval by the Opelika City Planner.		X
Certificate for approval by the Opelika Planning Commission, Chairman.		
Certificate by the Opelika City Engineer, if required (i.e. flood plain issue).		X
Certificate by the Opelika Utilities Board.		X
Certificate by the Lee County Engineer.		X
Certificate by the County Health Officer when individual sewage or water systems are to be installed		X