

All of the following must be submitted by 4:00 p.m. on the 1st working day of the month in which they are to be considered by the Regional Planning Commission.

DEVELOPER'S CHECK LIST FOR FINAL PLAT SUBMITTALS

Please follow the Iberia Parish Ordinance, Chapter 22 – Subdivision Regulations for complete detailed requirements. These are minimal requirements, which must be provided for final acceptance. By no means are these the only requirements for plat approval. This list is not a substitute for the Subdivision Regulations.

- Check all revisions and comments required based on the Preliminary Plat Submittal review
- Certification by authorized rep. of Parish Council that all improvements have been installed or that proper bond has been posted (streets, drainage, fire hydrants, etc.)
- Signed Affidavit of Ownership
- Signed Certification for Subdivision Plat by licensed Surveyor (accuracy of survey and plat)
- The required fees
- Fifteen (15) copies of the final plat no larger than 11 x 17
- Two (2) copies of a full size plat no larger than 36 x 24 drawn at a scale of no less than one inch = 200 feet
- Township, Range, and Section information on plat
- Property boundary lines, R/W lines, easement lines, easement identification
- Name and R/W width of each street
- Number to identify each lot or site
- Location and description of monuments
- All property corners marked (iron rods installed)
- Elevation benchmark installed and information shown on final plat
- Reference to recorded plats of adjoining platted land (incl. record name, date, and number)
- Purpose of dedicated or reserved sites
- Plat name and type (Residential, Commercial, Industrial, TND, etc.)
- Vicinity Map drawn to scale and oriented with plat North and a graphic scale
- Owner statement dedicating streets, R/W, and public use sites
- Certification of approval by Parish Council
- Utility Legend, indicating water, sewer, electrical, etc.
- The names of all adjacent property owners within five hundred (500') feet
- Minimum frontage (as separate entry)
- Minimum lot size (as separate entry)
- The subdivision name, the names and addresses of owners and of the designer of the plat

- ❑ Location of existing property lines and platted property lines, streets, buildings, watercourses, railroads, sewers, utility easements, drainage easements, etc.
- ❑ Building lines & lot lines (and note on setbacks)
- ❑ Street Layout
- ❑ Street improvements (type, thickness, base information on plat).
- ❑ Minimum right-of-way radius of sixty (60') feet for cul-de-sacs
- ❑ Minimum driving radius of forty (40') feet for cul-de-sacs (center to pavement edge).
- ❑ "Cul-de-sac" shall not be more than twelve hundred (1,200') feet in length (from R/W of nearest street to back of cul-de-sac R/W).
- ❑ Maximum block length 1500' (R/W to R/W)
- ❑ All curve data
- ❑ All drainage structures (culvert table req'd. on final plat).
- ❑ Certification by registered land surveyor or civil engineer as to the location of the flood zone area of subdivision (show flood zone as shaded on plat)
- ❑ Date of preparation
- ❑ Surveyor stamp
- ❑ Surveyor signature
- ❑ 10' utility servitudes
- ❑ No dead ends
- ❑ Approved review of Drainage Design submittal
- ❑ Approved review of Traffic Impact Analysis, if required

