

Planning & Development Services Department

2345 Providence Blvd, Deltona, FL 32725

Phone: (386) 878-8600 • Fax: (386) 878-8601

www.deltonafl.gov

FINAL PLAT CONTENT REQUIREMENTS CHECKLIST

For both phased and non-phased developments

If printing out application only check first box.

- Plat (scale 1"=100', or other scale approved by the City Engineer; prepared on standard sheet sizes as required by F.S. Ch. 177, and shall be 22" x 28", including a three (3) inch binding margin on the left side and one (1) inch margin on the other three (3) sides).
- Construction Plan (submitted on 24" x 36" sheet sizes.)
- Survey of the subject property prepared by a registered surveyor.
- Survey of the subject property containing the legal description of the subject property, property appraiser's tax identification number(s), date of survey, and the surveyor's certificate of accuracy.
- Legal description of the subject property also be presented as part of a Word file.
- Vicinity Map (at a scale not to exceed 1"=2,000').
- Names and location of adjoining subdivisions, city limit lines, bulkheads lines, property lines, right of way, and easements.
- Accurate location and legal description of all monuments, markers, and control points.
- Legal description of the property being platted.
- Signed certificate of dedication.
- Signed certificate of Joinder and consent to dedications.
- Signed certificate of all required acknowledgements.
- Signed certificate of surveyor.
- Signed certificate of approval by City registered land surveyor (RLS).
- Signed certificate of approval by City Commission.
- Signed certificate of approval by Land Development Managers.
- Signed certificate of clerk.
- Sufficient horizontal and vertical survey data to readily identify and reproduce on the ground every onsite straight or curved boundary line, lot line, right of way line, easement line, bulkhead line, setback line, including linear dimensions, bearings or deflection angles, radii, arcs, central angles, top of slope, slope angle, bottom of slope, points of curve, points of reverse curve, points of tangent, and other commonly used survey features. All dimensions shall be measured to the nearest one-hundredth of a foot and all angles to the nearest second of a degree.

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- The purpose of all proposed right-of-way, easements, and areas to be dedicated to public use.
- Areas to be used for purposes other than residential and public if any, with the purpose, location, and dimensions of each indicated.
- Lot and block numbers, street names and all right-of-way or easement widths.

THE FOLLOWING INFORMATION NEEDS TO BE PROVIDED ON SHEETS SEPARATE FROM THE FINAL PLAT.

- Name, address, and telephone number of the owner, subdivision designer, professional engineer, registered surveyor, abutting property owners, and mortgagees of the property.
- A title opinion (which meets the requirements of F.S. Ch. 177, as amended).
- Any deed restrictions or protective covenants with the appropriate filing fees.
- Engineering plans include cross sections.
- Engineering plans include plan and profile drawings of streets.
- Engineering plans include bulkheads.
- Engineering plans include bridges.
- Engineering plans include sidewalks.
- Engineering plans include water distribution systems.
- Engineering plans include water treatment plants.
- Engineering plans include sewerage collection systems.
- Engineering plans include sewage treatment plants.
- Engineering plans include storm sewer systems as required by the City.
- A tax receipt or statement confirming that all current and previous taxes have been paid.

THE FOLLOWING INFORMATION SHALL BE PROVIDED IF THE DEVELOPER ELECTS TO CONSTRUCT THE IMPROVEMENTS AFTER THE ISSUANCE OF THE FINAL PLAT.

- Signed and sealed professional engineer's estimate of the total construction cost or a signed contract which encompasses all proposed improvements
- A performance guarantee in accordance with the Land Development Code, Section 96-76(a)