

Article VII. Preliminary Plat

Sec. 7.1. Generally.

- Clearly and legibly drawn
- Scale 1"= 100' or less
- Plainly marked "Preliminary Plat."
- Prepared by Owner, urban planners, land planners, Architects or others with training, experience...etc.

Sec. 7.2. Contents - the preliminary plat shall include the following:

(A)

- Subdivision name or identifying title

(B)

- Name of record owner
- Address of record owner
- Name of subdivider
- Address of subdivider
- Name of preparer of preliminary layout
- Address of preparer

(C)

- Location of property lines
- Existing easements
- Buildings
- Watercourses
- Areas subject to flooding including delineation of flood plain districts
- Existing utilities
- Proposed Utilities
- Parks and other public open spaces

(D)

- Names of all subdivisions immediately adjacent
- Names of owners of record of adjacent property

(E) Location, names, and present width of existing and proposed:

- Streets
- Highways
- Easements
- Building lines
- Alleys
- Existing utilities
- Proposed utilities
- Parks
- Other public open spaces

(F)

- All parcels of land proposed to be dedicated for public use and:
- The conditions of such dedication
- Percentage of land to be subdivided as common open spaces, park or open spaces

(G)

- Date
- Magnetic north point
- Scale
- Key map showing the general location of the proposed subdivision in relation to surrounding developments and landmarks

(H)

- Total acreage of the subdivision
- Deed reference
- Map of survey of the tract boundary made
- Certified by a licensed surveyor

(I) Connections with

- Existing sanitary sewers
- Existing water supply
- Or alternate means of sewage disposal
- Or alternate water supply

(J)

- Provisions for collecting and discharging surface drainage
- Preliminary plans for any bridges
- Preliminary plans for culverts

(K) The proposed:

- Metes and bounds descriptions of the proposed lots and
- Lot areas in acres and square feet
- The frontage of each lot and
- The frontage at the setback line

(L)

- The zoning classifications and
- Proposed use for the area being subdivided

(M)

- The tax map designation or geographic parcel identification number, if available, for the subject and surrounding properties.

(N)

- Location and identification of graves, objects, or structures marking a place of human burial