

## **NOTICE**

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**CHAPTER 1115**  
**SUBDIVISION PLATS PRELIMINARY DATA**

1115.01 Information required; drawings.	1115.04 Preliminary map contents.
1115.02 Preliminary topographic data.	1115.05 Datum plane.
1115.03 Preliminary map form.	

CROSS REFERENCES

Subdivision procedure – see Planning & Zoning Chapter 1109

Reserve areas for public sites and open spaces – see Planning & Zoning 1111.28

Survey monuments – see Planning & Zoning 1113.27

**SECTION 1115.01 INFORMATION REQUIRED; DRAWINGS.**

(a) General Information. General subdivision information shall describe or outline the existing conditions of the site and the proposed development as necessary to supplement the drawings required in the following paragraphs.

(b) Optional Information. This information may include data on existing covenants, land characteristics and available community facilities and utilities, and information describing the subdivision proposal such as number of residential lots, typical lot width and depth, price range, business areas, playgrounds, park areas and other public areas, proposed protective covenants and proposed utilities and street improvements.

(c) Key Plan. A key plan showing the location of the tract.

(d) Sketch Plan. A sketch plan on topographic survey shall show in simple sketch form the proposed layout of streets, lots and other features in relation to existing conditions.

(e) Freehand Pencil Sketch. The sketch plan may be a freehand pencil sketch made directly on a print of topographic survey.

(f) Requisites of Sketch Plan. In any event the sketch plan shall include either the existing topographic data listed in Section 1115.02 or such of this data as the Planning Commission determines is necessary for its consideration of the proposed sketch plan. (Ord. 20A-55. Passed 12-20-55.)

**SECTION 1115.02 PRELIMINARY TOPOGRAPHIC DATA.**

Topographic data required as a basis for the preliminary map in the subsections below shall include existing conditions as follows except when otherwise specified by the Planning Commission:

- (a) Boundaries. Perimeter boundary lines which shall include dimensions, bearings and a tie to the nearest section corner; (Ord. 1941-69. Passed 4-8-69.)
- (b) Easements. Location, width and purpose;
- (c) Streets. Streets on and adjacent to the tract; name and right-of-way width and location; walks; curbs; gutters; culverts; etc.;
- (d) Utilities. Utilities on and adjacent to the tract; location size and invert elevations of sanitary or storm sewers, if any, drainage channels and size of water mains, location of gas lines, fire hydrants, electric and telephone poles and street lights; direction of and distance to the nearest water mains if not on or adjacent to the tract of land;
- (e) Topography. Contour lines of ground elevations shall be at two-foot intervals;
- (f) Other Conditions, Features. Other conditions on the tract; watercourse, rock outcrop, wooded areas, isolated preservable trees one foot or more in diameter, houses, barns, shacks and other significant features;
- (g) Zoning. Zoning on and adjacent to the tract;
- (h) Title, Owners, Notations, Certification. Title and certificates; present land designation according to official records in the office of the appropriate recorder; title under which the proposed subdivision is to be recorded with names and addresses of owners, notation stating acreage, scale, north arrow, date and bench marks, certification of a registered civil engineer or land surveyor and date of survey. (Ord. 20A-55. Passed 12-20-55.)

**SECTION 1115.03 PRELIMINARY MAP FORM.**

The preliminary map shall be drawn at a scale of 200 feet to one inch or larger. The preferred scale is 100 feet to one inch. (Ord. 20A-55. Passed 12-20-55.)

**SECTION 1115.04 PRELIMINARY MAP CONTENTS.**

The preliminary map shall show all existing conditions required in Section 1115.02, topographic data and all proposals including the following:

- (a) Streets. Street names, right of way and roadway widths, approximate grades and gradients, and similar data for alleys, if any;
- (b) Easements. Other rights of way or easements; location, width and purpose;
- (c) Utilities. Location of utilities if not shown on other maps;
- (d) Lots. The layout of proposed lots, showing the appropriate lot and block numbering system and the approximate dimensions;
- (e) Public Places. Sites, if any, to be reserved or dedicated for parks, playgrounds or other public uses;
- (f) Public Uses. Sites, if any, for multi-family dwellings, shopping centers, churches, industry or public uses, exclusive of single-family dwellings;
- (g) Setback. Minimum building setback lines.
- (h) Site Data. Site data including number of residential lots, typical lot sizes and acres in parks, etc.;
- (i) Title, Etc. Title, scale, north arrow and date;
- (j) Covenants. Drafts of protective covenants whereby the subdivider proposes to regulate land use in the subdivision and otherwise protect the proposed development. (Ord. 20A-55. Passed 12-20-55.)

**SECTION 1115.05 DATUM PLANE.**

All elevations shall be based on the U.S.G.S. datum plane. (Ord. 20A-55. Passed 12-20-55.)