

CHAPTER 4  
**PRELIMINARY PLAT**

SECTION:

- 11-4-1: Drawing; Scale  
11-4-2: Submission; Number Of Copies  
11-4-3: Specifications

11-4-1: **DRAWING; SCALE:** The preliminary plat shall be drawn on suitable tracing paper or other material of suitable quality at a scale not greater than one hundred feet equals one inch (100' = 1") unless another suitable scale is approved by the City Council. (Ord. 19, 5-1-1978)

11-4-2: **SUBMISSION; NUMBER OF COPIES:** Six (6) copies of the preliminary plat and supplementary material shall be submitted to the City Clerk at least ten (10) days before its next regularly scheduled meeting. The City Clerk will send copies to the appropriate reviewing agencies which shall review and submit written comments and recommendations before the next regular meeting of the City Council. (Ord. 19, 5-1-1978)

11-4-3: **SPECIFICATIONS:** Specifications for preliminary plat are as follows:

- A. Date, scale, north point.
- B. Proposed subdivision name and all intended street names according to the Municipality's street naming and numbering system.
- C. Name of the subdivider, surveyor and engineer preparing plat.
- D. Topographic map of the area showing two foot (2') contour intervals. All areas of the subdivision to be platted with a slope greater than twenty five percent (25%) must be clearly indicated.

- E. Location and names of adjacent subdivisions and the owners of adjoining parcels of unsubdivided land.
- F. Zoning classification of lands to be subdivided and all adjacent lands.
- G. Location, widths and names of all existing, platted, or dedicated streets, easements, railroad and utility rights of way, parks, watercourses, drainage ditches, and front, side and rear yard dimensions for all permanent buildings and structures.
- H. Location, size and inverts of all sanitary sewer, storm sewers and water mains and existing location of all water hydrants, water mains and catch basins.
- I. Other data within three hundred feet (300') of the exterior boundaries of the area being subdivided as may be required by the City Council.
- J. Water elevations of adjoining streams at date of survey and their approximate high and low water elevations. All elevations shall refer to the established United States Coast and Geodetic Survey and/or United States Geodetic Survey Datum.
- K. When the subdivision borders a stream or drainage field, the contour line four feet (4') above the indicated high water elevation of said stream or ditch shall be shown on the plat.
- L. The layout and width of all new streets, rights of way and easements and the approximate angles of street intersections.
- M. Exact length and bearing of the exterior boundaries of the land being subdivided.
- N. Dimensions of all lots to the nearest foot.
- O. Square footage of all lots.
- P. All lots shall be numbered by beginning the numbering with number one and numbering each lot progressively through the block in which they are situated. All blocks shall be numbered progressively by beginning and numbering with the number one and numbering each block progressively through each plat. Consecutive lot or block numbering shall not be continued from one plat into another and one lot plats should have both a lot and block number.

- Q. Approximate radii of all curves and lengths of all tangents.
- R. Approximate location and area of all property to be dedicated for public use or reserved by deed covenant for use by all property owners in the development with a statement of the conditions of such dedication or reservation. (Ord. 19, 5-1-1978)