

**ARTICLE IV
PRELIMINARY PLAT REQUIREMENTS**

SECTION 4.0 SPECIFICATIONS FOR AND CONTENT OF THE PRELIMINARY PLAT:
The following information shall be clearly shown on or accompany the Preliminary Plat:

The subdivider shall file with the planning commission's duly authorized representative fifteen (15) copies of the Preliminary Plat for review. Such plat shall be drawn at a scale of one (1) inch to two hundred (200) feet or greater (e.g., one (1) inch to one hundred (100) feet).

A. INFORMATION TO BE CONTAINED ON PRELIMINARY PLAT:

1. Proposed name of subdivision, which shall not duplicate or too closely approximate, phonetically, or in spelling, the name of any other subdivision in the county;
2. Name, address, and phone number of record owner(s);
3. Name, address, and phone number of subdivider(s);
4. Name, address, and phone number of person, firm, or organization preparing the Preliminary Plat, with the seal and signature of the registered professional engineer or land surveyor responsible for its preparation, where applicable;
5. North point, written and graphic scale, and date;
6. Vicinity sketch map: a vicinity sketch map drawn at a scale of one (1) inch to two thousand (2,000) feet or greater (e.g., one (1) inch to one thousand (1,000) feet), including the following information, if applicable, within at least one-half (1/2) mile of the proposed subdivision:
 - a. Proposed subdivision name and location;
 - b. Existing and proposed streets;
 - c. Other significant features (e.g., streams, lakes, etc.);
 - d. Original parent tract deed book and page, group and remaining acreage.
7. The perimeter boundary lines of the tract to be subdivided and submitted as a Preliminary Plat shall be drawn to scale showing all bearings and distances;
8. The existing use or uses of the property and, to scale, the outline of any existing buildings or improvements to be retained and their location in relation to existing or proposed street and lot line locations (addresses if available);

9. The right-of-way lines and names of all existing or platted streets, other public ways and easements adjacent to or in connection with the subdivision including right-of-way widths and other important features at least within one hundred (100) feet of the boundary lines, such as railroad lines, watercourses, etc.;
10. Names of adjacent subdivisions and the property lines, at least within one hundred (100) feet of the subdivision boundary, and owners of record of all adjacent parcels that are unsubdivided (for adjacent platted land, refer to subdivision plat by name, plat book, and page);
11. Location and dimensions of all existing easements and rights-of-way within the subdivision;
12. Existing utilities on and adjacent to the subdivision: location and size of water mains, sanitary, storm and/or combined sewers;
13. Existing contours at ten (10) foot intervals within the subdivision;
14. Subsurface conditions on the subdivision; any known conditions that are not typical, or which may cause problems, such as: soils and geological formations, old mine shafts, wells, known mineral deposits, etc.
15. Proposals:
 - a. streets and alleys: layout, names, right-of-way and pavement widths, approximate corner radii at the right-of-way line and the approximate proposed grades of all streets;
 - b. other rights-of-way or easements: location, width, and purpose;
 - c. Lots: lots and blocks numbered;
 - d. Water and Sewer Systems: plan view layout of water lines, storm and sanitary sewer lines, including sizes, to serve the subdivision;
16. Statement of the lot area of the smallest lot in the subdivision (reference shall be made to the lot and block number);
17. Parcels of land intended to be dedicated or temporarily reserved for public use, or to be reserved by deed restriction or protective covenant for use by all property owners in the subdivision or parcels of land or lots to be used for any purpose other than private, shall be so designated;
18. Proposed uses for all land in the subdivision;

19. Approximate boundaries of areas subject to flood of 100-year frequency (including 100-year floodway) and the location, width, and direction of flow of all watercourses, lakes, marshy areas, and swamps;
20. Total site data: including acreage, number of lots, and, if applicable, approximate number of square feet or acres in parks and other public uses.

B. ADDITIONAL INFORMATION TO BE SUBMITTED AT TIME OF FILING OF PRELIMINARY PLAT:

1. One (1) copy of an application for Preliminary Plat approval (provided by the commission);
2. Where individual on-site disposal systems have been approved, as per Section 7.1(d) of these regulations, the following note shall be included on the plat: "Plat approval for building development on lot(s) is contingent upon issuance of a final sewage construction permit and inspections by the Pendleton County Health Department based upon a site evaluation and approved system;
3. One (1) copy of applicable board of adjustments action identifying any dimensional variances granted, if applicable;
4. Plat review fees as established by the planning commission's By-laws.