

PRELIMINARY PLAT PRESENTATION REQUIREMENTS

Preliminary Plat Name: _____

Township: _____ **Section:** _____ **Township:** _____ **Range:** _____

COMPLETE SUBMITTAL	
	Completed Application & Application Fee
	Twenty-Three (23) Copies-Major Plat Only
	Two (2) Copies-Minor Plat Only
	Three (3) Copies of Preliminary Construction Plans
	Electronic (AutoCAD) Files
	Soil Testing by Licensed SSTS Designer for Each Proposed Lot
	Wetland Delineation Report

PRELIMINARY PLAT PRESENTATION REQUIREMENTS	
	Common Scale ≤ 1" = 200'
	Sheets Numbered In Sequence (X of XX)
	Preliminary Plat Prepared by Licensed Surveyor
	Subdivision Name on Preliminary Plat
	Name, Address, Telephone of Legal Owner
	Name, Address, Telephone of Developer
	Date of Preparation on Survey
	EXISTING SITE CONDITIONS
	Boundary lines of proposed and all properties to be subdivided. Include all contiguous land owned or controlled by the developer
	Location, width and names of all existing platted streets and rights-of-way to a distance of 100 feet beyond the site.
	Show the type, width and condition of street Improvements, railroad or major utility rights-of-way, parks and other public spaces, permanent buildings and structures on adjacent properties.
	Location, width, and names of all existing public and private easements within and affecting the site.
	Identify the name and ownership boundary lines of all adjoining lands within 100 feet of the proposed plat
	Topographic data including contours at vertical intervals of not more than 2 feet
	Significant natural resource features on the site:
	<ul style="list-style-type: none"> • Wetlands • Floodplains • Watercourses • Existing wooded areas.

	Existing soil classification per the Web Soil Survey
	Identify the Section, Township & Range
	Total Acreage of the Proposed Site
	Provide a Graphic Scale
	North Arrow
	Date of Survey

SUBDIVISION DESIGN FEATURES	
	Layout of Proposed Streets
	<ul style="list-style-type: none"> • Right-of-Way Widths • Types of Improvements • Street Surface Widths • Total Linear Feet of Road to be Constructed • Proposed Street Names
	Location and type of proposed easements
	<ul style="list-style-type: none"> • Drainage • Utility
	Layout of proposed blocks and lots
	<ul style="list-style-type: none"> • Dimensions (depth & width) (ft) • Area (sq.ft.)
	Minimum front, side and rear building setback for all lots.
	Buildable area on each lot illustrated and includes sq.ft. of buildable area
	OHWL of public water if applicable
	Indication of proposed land use and all uses other than residential proposed
	Approximate areas intended to be dedicated to the public.
	Delineated wetland boundaries

PRELIMINARY CONSTRUCTION PLANS	
	Plan and Profile
	Utilities Plan
	Rough Grading Plans
	Location of proposed soil treatment areas
	Soil testing for SSTS soil treatment areas
	Soil verification of soil treatment areas

PRELIMINARY TITLE OPINION	
	Preliminary Title Opinion