

TIPTON COUNTY REGIONAL PLANNING COMMISSION

Form Number 1

PRELIMINARY PLAT CHECKLIST

NAME OF SUBDIVISION \_\_\_\_\_

LOCATION \_\_\_\_\_ ZONING DISTRICT \_\_\_\_\_

OWNER \_\_\_\_\_

ENGINEER OR SURVEYOR \_\_\_\_\_

Planning  
Initials

Surveyor  
Initials

- |       |       |   |
|-------|-------|---|
| _____ | _____ | 1. The location of the property to be subdivided with respect to surrounding property(s) and public way(s).   |
| _____ | _____ | 2. The names of all adjoining property owners of record, or the names of adjoining developments.  |
| _____ | _____ | 3. Names of adjoining public ways.  |
| _____ | _____ | 4. The location and dimensions of all boundary lines of the property, figured to the nearest hundredth (1/100) of a foot.   |
| _____ | _____ | 5. The location of existing public ways, easements, water bodies, streams, and other pertinent features, such as swamps, potential wetlands, railroads, buildings, parks, cemeteries, drainage ditches, and bridges.                          |
| _____ | _____ | 6. The location and width of all existing and proposed easements, alleys, and other public ways, and building setback lines.  |
| _____ | _____ | 7. The location, dimension, and area of all proposed or existing lots.  |
| _____ | _____ | 8. Associated drainage structures sized along with necessary easements; electrical and telephone easements.   |
| _____ | _____ | 9. The position of all existing or proposed buildings within proposed condominium developments.   |
| _____ | _____ | 10. The location and dimension of all property proposed to be set aside for park or playground use or other public or private reservation, with designation of the purpose thereof, and conditions, if any, of the dedication or reservation. |

- \_\_\_\_\_ 11. Flood map reference number and date; the limits of floodway and floodway fringe areas shall be hatched or shaded, and the associated regulatory flood elevation and regulatory flood protection elevation, as determined according to flood maps or flood studies as required.
- \_\_\_\_\_ 12. The name and address of the owner(s) of land to be subdivided, the subdivider if other than the owner, and the land surveyor or other person preparing the plat.
- \_\_\_\_\_ 13. The date of the plat, approximate true north point, scale, and title of the subdivision.
- \_\_\_\_\_ 14. Sufficient data to determine readily the general location, bearing, and length of all lines necessary to reproduce such lines upon the ground.
- \_\_\_\_\_ 15. Name of the subdivision and all new public ways, as approved by the Planning Commission.
- \_\_\_\_\_ 16. The zoning classification of all zoned lots, as well as an indication of all uses other than residential proposed by the subdivider.
- \_\_\_\_\_ 17. The approximate distance and bearing of one of the corners of the boundary of the subdivision to the nearest intersection of existing public ways and to the original corner of the original survey of which it is a part.
- \_\_\_\_\_ 18. Key map showing relation of the subdivision to all public ways, railroads, and water courses in all directions to a distance of at least one-half (1/2) mile (suggested scale: one (1) inch to two thousand (2,000) feet).
- \_\_\_\_\_ 19. Contours at vertical intervals of not more than two (2) feet where the proposed subdivision has an average slope of five (5) percent or less, or at vertical intervals of not more than five (5) feet where the average slope exceeds five (5) percent (contours to be field surveyed or taken from aerial photographs acceptable to the Planning Commission) where new road and drainage construction is involved.
- \_\_\_\_\_ 20. Map and Parcel numbers as recorded on the land tax maps of the county.
- \_\_\_\_\_ 21. Chart depicting lot or tract number, square footage, and acreage.
- \_\_\_\_\_ 22. The following notations:
- (a) explanation of drainage easements
  - (b) explanation of site easements
  - (c) explanation of reservations

- (d) for any lot where public sewer or water systems are not available, the following:
  - (i) areas to be used for sewage disposal and their percolation results, or if the Planning Commission desires, any other acceptable data to show that the site can be served effectively by septic tanks
  - (ii) water well (existing and proposed)
  - (iii) rock outcroppings, marshes, springs, sinkholes, natural storm drains, and other outstanding topographical features.

\_\_\_\_\_ 23. The line size and approximate location of gas, water and sewer facilities along with the approximate location of hydrants.

\_\_\_\_\_ 24. A form for endorsement of Planning Commission approval of the preliminary plat which shall read as follows:

Approved by the Tipton County Regional Planning Commission, with such exceptions or conditions as are indicated in the minutes of the Commission on \_\_\_\_\_.

Preliminary plat approval shall not constitute final approval for recording purposes.

APPROVED: \_\_\_\_\_  
DATE

CONDITIONS:

DISAPPROVED: \_\_\_\_\_  
DATE

FOLLOWING REASONS:

SIGNED: \_\_\_\_\_  
SECRETARY OF PLANNING COMMISSION

This form shall be filled out completely and accurately before any item submitted to appear before the Planning Commission will be accepted. Any item that is not required, write N/A in its place.