

LEWISBURG MUNICIPAL PLANNING COMMISSION

Form Number 1

PRELIMINARY PLAT CHECKLIST

NAME OF SUBDIVISION _____

LOCATION _____ ZONING DISTRICT _____

OWNER _____

SURVEYOR _____

- _____ 1. Six (6) copies of plat.
- _____ 2. The location of the property to be subdivided with respect to surrounding property(s) and roadway(s);
- _____ 3. The names of all adjoining property owners of record, or the names of adjoining developments;
- _____ 4. The names of adjoining roadways;
- _____ 5. The location and dimensions of all boundary lines of the property, figured to the nearest hundredth (100th) of a foot;
- _____ 6. The location of existing roadways, easements, water bodies, streams, and other pertinent features, such as swamps, railroads, buildings, parks, cemeteries, drainage ditches, and bridges, as determined by the planning commission;
- _____ 7. The location, size, and width of all existing and proposed easements, alleys, and other roadways, building setback lines and water and sewer lines;
- _____ 8. The location, dimension, and area of all proposed or existing lots;
- _____ 9. Culverts, driveway tiles, associated drainage structures sized along with necessary easements; electrical and telephone easements;
- _____ 10. The position of all existing or proposed buildings within proposed condominium developments;
- _____ 11. 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;

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- _____ 12. The limits of floodway and flood hazard areas and the associated regulatory flood elevation and regulatory flood protection elevation, as determined according to flood maps or flood studies as required;
- _____ 13. The name and address of the owner(s) of land to be subdivided, the subdivider if other than the owner, and the land surveyor preparing the plat;
- _____ 14. The date of the plat, north point, scale, and title of the subdivision;
- _____ 15. Sufficient data to determine readily the general location, bearing, and length of all lines necessary to reproduce such lines upon the ground;
- _____ 16. Name of the subdivision and all new roadways, as approved by the planning commission;
- _____ 17. The zoning classification of all zoned lots, as well as an indication of all uses other than residential proposed by the subdivider;
- _____ 18. The distance and bearing of one of the corners of the boundary of the subdivision to the nearest intersection of existing roadways and to the original corner of the original survey of which it is a part;
- _____ 19. Vicinity map showing relation of the subdivision to all roadways, railroads, and water courses in all directions to a distance of at least one-half (1/2) mile (suggested scale: one (1) inch to one thousand (1,000) feet);
- _____ 20. Contours at vertical intervals of not less than five (5) feet or less than when required by the planning commission 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);
- _____ 21. Map parcel numbers as recorded on the land tax maps of the county;

- _____ 22. The following notations:
- (a) explanation of drainage easements;
 - (b) explanation of site easements;
 - (c) explanation of reservations; and
 - (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 wells (existing and proposed); and
 - (iii) rock outcroppings, marshes, springs, sinkholes, natural storm drains, and other outstanding topographical features;
- _____ 23. Draft of proposed restrictive covenants, if any, to be imposed and designation of areas subject to special restrictions; and
- _____ 24. A form for endorsement of planning commission approval of the preliminary plat which shall read as follows:

Approved by the Lewisburg Planning Commission, with such exceptions or conditions as are indicated in the minutes of the Commission on _____.
date

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