

9-02.02 [Tentative Plan]

9-02.02-10 [Submission of Tentative Subdivision Plan]

A subdivider shall prepare a tentative plan together with improvement plans and other supplementary material as may be required to indicate the general program and objectives of the project, and shall submit fifteen (15) copies of the tentative plan to the City Recorder's office at least thirty (30) days prior to the Planning Commission meeting at which consideration of the plan is desired.

9-02.02-20 [Scale]

The tentative plan of a subdivision shall be drawn on a sheet 18 by 24 inches in size or a multiple thereof at a scale of one (1) inch equals one hundred (100) feet or, for areas over one hundred (100) acres, one (1) inch equals two hundred (200) feet.

9-02.02-30 [General Information]

The following general information shall be shown on the tentative plan of a subdivision:

- A. Proposed name of the subdivision. This name shall not duplicate nor resemble the name of another subdivision in the county and shall be approved by the Planning Commission;
- B. Date, north point and scale of drawing;
- C. Appropriate identification of the drawing as a tentative plan;
- D. Location of the subdivision sufficient to define its location and boundaries and a legal description of the tract boundaries;
- E. Names and addresses of the owner, subdivider, and engineer or surveyor.

9-02.02-40 [Existing Conditions]

The following existing conditions shall be shown on the tentative plan:

- A. The location, widths and names of both opened and unopened streets within or adjacent to the tract, together with easements and other important features such as section lines, section corners, city boundary lines, and monuments;
- B. Contour lines related to some established bench mark or other datum approved by the City Engineer and having minimum intervals as follows:
 - 1. For slopes of less than five percent (5%): show the direction of slope by means of arrows or other suitable symbol together with not less than four (4) spot elevations per acre, evenly distributed;
 - 2. For slopes of five percent (5%) to fifteen percent (15%): five (5) feet;
 - 3. For slopes of fifteen percent (15%) to twenty percent (20%): ten (10) feet;
 - 4. For slopes of over twenty percent (20%): twenty (20) feet;
- C. The location of at least one (1) temporary bench mark within the subdivision boundaries;
- D. The location and direction of water courses and the location of areas subject to flooding;
- E. Natural features such as rock outcroppings, marshes, wooded areas and isolated preservable trees;

- F. Existing uses of the property and location of existing structures to remain on the property after platting.

9-02.02-50 [Proposed Plan of Subdivision]

The following information shall be included on the tentative plan of a subdivision:

- A. The location, width, names, approximate grades and radii of curves of proposed streets. The relationship of streets to projected streets as shown on any development plan or, if no complete development plan is in effect in the area, as suggested by the Planning Commission to assure adequate traffic circulation;
- B. The location, width and purpose of proposed easements;
- C. The location and approximate dimensions of proposed lots and the proposed lot and block numbers;
- D. Proposed sites, if any, allocated for purposes other than single-family dwellings.

9-02.02-60 [Partial Development]

If the subdivision proposal pertains to only part of the tract owned or controlled by the subdivider, the Planning Commission shall require a sketch of a tentative layout for streets in the unsubdivided portion.

9-02.02-70 [Explanatory Information with Tentative Plan]

Any of the following information may be required by the Planning Commission and, if it cannot be shown practicably on the tentative plan of a subdivision, it shall be submitted in separate statements accompanying the plan:

- A. A vicinity map showing existing subdivisions and unsubdivided land ownerships adjacent to the proposed subdivision and showing how proposed streets and utilities may be extended to connect to existing streets and utilities;
- B. Proposed deed restrictions, if any, in outline form;
- C. The location within the subdivision and in the adjoining streets and property of existing sewers, water mains, culverts, drain pipes and electric lines.

9-02.02-80 [Supplemental Proposals with Tentative Plan]

Any of the following may be required by the Planning Commission to supplement the plan of subdivision:

- A. Approximate center line profiles with extensions for a reasonable distance beyond the limits of the proposed subdivision showing the finished grade of streets and the nature and extent of street construction;
- B. A plan for domestic water supply lines and related water service facilities;
- C. Proposals for sewage disposal, storm water drainage and flood control, including profiles of proposed drainage ways;
- D. If lot areas are to be graded, a plan showing the nature of cuts and fills and information on the character of the soil;
- E. Proposals for other improvements such as electric utilities and sidewalks.