

DATA TO BE SHOWN ON PRELIMINARY PLAT

Sheet size:

The preliminary subdivision plat shall be submitted on 18" x 24", 21" x 30" or 24" x 36" sheets and 8.5" x 11" sheets with each being drawn to a scale of not less than 200 feet to the inch.

Title block and general site data:

1. Name of the development (duplicates of any type are not allowed)
2. Scale in figures and bar graph
3. True north arrow with reference, generally oriented to the top of the sheet
4. Type of plat (preliminary)
5. Owner's name, address, and daytime phone number
6. Location including township, county and state
7. Location map showing the property to be subdivided and surrounding area
8. Date(s) map or plat was prepared or revised
9. Name, address and daytime telephone number of preparer of plat
10. Proposed use of property
11. Names of adjoining property owners or subdivisions with plat book or deed book references
12. Acreage in total tract
13. Parcel number of tract(s) to be subdivided including plat book and/or deed book references
14. Total number of proposed lots
15. Linear feet in streets
16. Acreage in public or private greenways or open space
17. Acreage in newly dedicated right-of-way

Planimetric elements:

1. Proposed lot lines and dimensions with bearings and distances
2. Building setback lines
3. Corporate limits, County line or other jurisdictional boundaries on the tract
4. Existing property lines on the tract. (If property lines are to be changed or removed, dash and label the old lines.)
5. Dimension, location and use of all existing buildings.
6. Address of existing structures
7. Areas designated as common elements or open space to be controlled by an owners association
8. Location, dimension and type of existing and proposed easements
9. Location, dimension and type of proposed common recreation facilities
10. Railroad lines or rights-of-way
11. Lots sequenced or numbered consecutively
12. Square footage of all proposed lots less than one acre in size; acreage for all lots greater than one acre in size
13. Boundaries of the tract to be developed showing location of intersecting boundary lines or adjoining properties
14. The name and location of any property or building on the National Register of Historic Places or locally designated historic property

15. Areas to be dedicated or reserved for the public

Environmental elements:

1. Water courses, ponds, lakes, streams or cemeteries including 50 ft no-cut buffer around Water courses, ponds, lakes or streams
2. Location of floodway and floodway fringe from Flood Hazard Boundary Maps with cross-section elevations
3. Existing and proposed topography of tract may be required by the Planner or Technical Review Committee if the topography is extreme
4. Designated watershed noted with applicable watershed critical tiers shown
5. Existing well locations
6. 100 ft well setback from tax deferred farms
7. Marshes, swamps or other wetlands

Street data:

1. Show right-of-way lines and dimensions based on *Randolph County Unified Development Ordinance* standards, including centerline, within and adjacent to property
2. Existing and proposed cul-de-sac pavement radius
3. Existing street names and state road numbers
4. Proposed street names
5. Sight distance triangles at each intersection (10 x 70)

Utility data:

1. Easements for existing and proposed electric, telephone, cable, natural gas or other utilities ***(Please note that the Hazard Mitigation Plan requires that all utilities be placed underground. If placing the utilities underground is not possible, the developer must submit a letter from the utility provider or an engineer detailing the obstacles to placing utilities underground.)***
2. If removing utility easements, must provide letter from appropriate electric, gas, cable and telephone utility

OTHER DOCUMENTS REQUIRED

The following are other documents that must be submitted when the plat is accepted for review:

1. Preliminary Plat Subdivision Application
2. Proposed deed restrictions
3. Open space uses and proposed maintenance agreements
4. Road maintenance agreements
5. Homeowners Association documentation
6. Buffer site
7. Soil analysis
8. Land Clearing Debris plan