



PRELIMINARY SUBDIVISION PLAT CHECKLIST MUNICIPAL PLANNING COMMISSION

A preliminary subdivision plat is required to be prepared by persons professionally qualified to do such work and submitted as part of this review. The following information shall be included with the Preliminary Subdivision Plat Application. For additional information please see Title One – Subdivision Control.

SUBDIVISION NAME: _____

SUBDIVISION PLAT:

- _____ Location Map (1" = 1000')
- _____ Name of Subdivision
- _____ Name & Address of Developer
- _____ Name of Surveyor / Engineer
- _____ North arrow, scale and Date (Scale 1" = 100')
- _____ Names of adjoining property owners
- _____ Current zoning of property & adjacent property
- _____ Location & dimensions of all boundary lines of property to be subdivided and of adjacent properties
- _____ The approximate location, area and dimensions of all proposed lots
- _____ Location, dimensions, and area of all property to be set aside for parks, open space, or other public or private reservation, with designation of the purpose and proposed ownership thereof
- _____ Indication of the proposed use of any lot other than residential
- _____ Lots shall be numbered consecutively, and total number of lots and combined acreage indicated on the plat
- _____ Location of existing water bodies, streams, and drainage ditches and other important features
- _____ Topography with a maximum contour interval of two feet. Elevations shall be based on mean sea level datum obtained from benchmarks established by the City
- _____ Location of any jurisdictional wetlands on the site as delineated by an expert acceptable to the U.S. Army Corps of Engineers
- _____ Location and size of existing utilities (Sanitary Sewers, Water Mains and Storm Sewers)
- _____ Preliminary proposal for sanitary sewers, water mains, and collection & discharge of surface water
- _____ Tree Management Plan indicating trees to be preserved
- _____ Location, width, names and classification of all existing and proposed streets, right of ways, and easements (and their designated uses)
- _____ Proposed street names
- _____ Development Phasing (if applicable)

Miscellaneous Documents:

- _____ Trip Generation Study
- _____ Letter from the Lake County Sanitary Engineer and Consumers Ohio Water Service indicating that the existing utility systems are capable of meeting the projected demands to be generated by the proposed project