



CITY OF PECULIAR CHECKLIST FOR PRELIMINARY PLAT APPLICATIONS

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- Does the plan propose any new streets or roadways to access any lot? Yes No
- Does each lot abut a public or private street? Yes No
- Is all of the land in the application located within the corporate limits of the City of Peculiar? Yes No
- Does the Applicant own or intend to purchase surrounding land? Yes No
- If YES, please attach description of the property.
- Have the neighbors been informed of the request? Yes No
- Is a Neighborhood Meeting required for this application? (See Code Section 405-314) Yes No
- If YES, tentative date _____, and location _____
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SKETCH PLAN

- Name of proposed subdivision
- Vicinity map showing relationship to public facilities and main traffic corridors
- North arrow
- Total acreage
- Scale, not to exceed 1:100
- Existing and proposed street layout
- General lot and block layout
- Proposed location of major uses, such as residential, commercial, open space, schools, etc.
- Proposed development phases, if any
- Proposed density of residential units per acre
- Proposed gross floor area of commercial or industrial uses
- Existing and proposed drainage pattern
- Existing adjacent utilities

PRELIMINARY PLAT FORMAT

- Format: A preliminary plat of the subdivision shall be accurately drawn to scale of 1:100. The preliminary plat shall be prepared on sheets measuring at least eighteen (18) inches by twenty-four (24) inches in size, but not larger than twenty-four (24) inches by thirty-six (36) inches.

PRELIMINARY PLAT CONTENTS

- The site plan shall contain the following written and graphic information:
 - ✓ Written description of the proposed project, including number and type of dwelling units, square footage of commercial and industrial uses;
 - ✓ Name of the proposed subdivision;
 - ✓ Name and address of property owner, subdivider and engineer/surveyor/landscape architect responsible for preparing the drawings;
 - ✓ North arrow
 - ✓ Date prepared
 - ✓ Boundary survey in relation to section or quarter-section lines and adjacent corporate boundaries, including a legal description of the property showing total acreage to the nearest one-tenth of an acre
 - ✓ Existing buildings and structures
 - ✓ Existing and proposed contours at two foot intervals
 - ✓ Proposed dimensions of lots
 - ✓ Numbered lots and blocks; lots shall be numbered sequentially beginning at the number one, with no omissions or duplications; blocks shall not be numbered or lettered
 - ✓ Setback lines
 - ✓ Dimensioned rights-of-way
 - ✓ Dimensioned and purposes for easements and other areas to be dedicated
 - ✓ Proposed street names
 - ✓ Proposed location of trails and sidewalks with dimensions
 - ✓ Location of driveways, curb cuts, median breaks, and turn lanes
 - ✓ Water bodies and courses, wetlands, and surface drainage channels
 - ✓ Location of the 100-year floodplain
 - ✓ Location, massing, and pattern of existing vegetation
 - ✓ Existing and proposed utility lines
 - ✓ Existing and proposed bridges, culverts, and drain pipes
 - ✓ Zoning of proposed subdivision and adjacent parcels
 - ✓ Location and size of open space proposed to be dedicated for public use or reserved and any conditions of such dedication or reservation, parks, playgrounds, school sites, or other special uses considered for public use
 - ✓ Development phasing schedule

PRELIMINARY PLAT CONTENTS (CONTINUED)

- ✓ Within 300 feet of the proposed subdivision: existing and platted lot lines, dimensioned right-of-way, public easements, and other public dedicated areas
 - ✓ Traffic study, if requested:
 - ✓ Drainage study, if requested;
 - ✓ Sanitary sewer impact statement, if requested;
 - ✓ Water service demand statement, if requested;
 - ✓ Grading plan, if requested;
 - ✓ Landscape plan, if requested;
 - ✓ Lighting plan, if requested.
 - ✓ All applications for preliminary plat approval shall be accompanied by an ownership list, prepared by a title company or licensed attorney listing the name and address of the owners of all property located within 300 feet of the boundaries of the proposed subdivision.
- Vicinity map showing:
- ✓ Section lines
 - ✓ The proposed plat
 - ✓ Adjacent subdivisions
 - ✓ Peculiar corporate boundary
 - ✓ Main traffic corridors
 - ✓ Prepared at a scale of 1:2,000
- A statement prepared by a registered abstractor or licensed attorney certifying the owner has title to land being subdivided.