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Town of Lee Little but Proud

Subdivision Regulations - Preliminary Plat Specifications

SECTION 5-32 PRELIMINARY PLAT SPECIFICATIONS. The preliminary plat shall be drawn clearly and legibly at a scale of at least one (1) inch equals two hundred (200) feet using a sheet size of twenty-four (24) inches by thirty-six (36) inches, reserving a three (3) inch binding margin on the left side and one half (1/2) inch margin on the other three sides (see Appendix A). If more than one (1) sheet is required, an index map relating each sheet to the entire subdivision shall be shown on the first sheet. Twelve (12) sets of the preliminary plat and necessary supporting material shall be submitted in accordance with the procedure outlined in Section 5.17 of these land development regulations.

SECTION 5.33 REQUIRED INFORMATION ON PRELIMINARY PLAT. The preliminary plat shall contain the following information.

1. Proposed name of subdivision.
2. Name, address, and telephone number of the subdivider and agent of the sub divider.
3. Name, address, telephone number, and registration number of surveyor and engineer.
4. Date of boundary survey, north arrow, graphic scale, date of plat drawing, and space for revision dates.
5. Existing contours at five (5) foot intervals based on U.S. Coastal and Geodetic Datum for the tract to be subdivided and extending twenty-five (25) feet beyond the tract boundary.
6. Vicinity map showing location with respect to existing roads, landmarks, etc., and total acreage of the subdivision and total number of lots. The vicinity map shall be drawn to show clearly the information required, but not less than one (1) inch to two thousand (2,000) feet. U.S. Geological Survey Maps may be used as a reference guide for the vicinity map.
7. Boundary line of the tract, by bearing and distance, drawn by a heavy line .
8. Legal description of the tract to be subdivided.
9. Names of owners of adjoining land with their approximate acreage or, if developed, names of abutting subdivisions.
10. Existing street, utilities, and easements on and adjacent to

- the tract, including the name, purpose, location and size of each and the invert elevation of sewers.
11. Other existing improvements including buildings on or adjacent to the tract.
 12. Preliminary layout including streets and easements with dimensions and street names, lot lines with appropriate dimensions, land to be reserved or dedicated for public or common uses, and any land to be used for purposes other than single-family dwellings.
 13. Block letters and lot numbers, lot lines, and scaled dimensions.
 14. Zoning district boundaries on and abutting the tract.
 15. Proposed method of water supply, sewage disposal, drainage, and street lighting.
 16. Minimum building front yard setback lines as required by these land development regulations.
 17. Typical street cross-sections for each street type and the location of all road and street signs and street name signs as required within these land development regulations shall also be noted on a separate sheet.
 18. Natural features, including lakes, marshes or swamps, water courses, wooded areas, and land subject to the 100-year flood as defined by the Federal Emergency Management Agency, Flood Hazard Boundary Maps.
 19. Surface drainage and direction of flow and method of disposition and retention indicated.
 20. Soil survey map.
 21. Subsurface conditions of the tract showing: subsurface soil, rock and ground water conditions; location and results of soil percolation tests; and location and extent of muck pockets.
 22. Existing and proposed covenants and restrictions.
 23. Inscription stating "NOT FOR FINAL RECORDING".
 24. Any other information that may be considered necessary by either the subdivider, the Planning and Zoning Board or the Town Council for full and proper consideration of the proposed subdivision.

SECTION 5-34 CONSTRUCTION PLAN SPECIFICATIONS. Plans for the required improvements shall be prepared for the approval of the Town Council prior to construction and either at the time of submission of the preliminary plat or after approval of the preliminary plat. The subdivider shall submit twelve (12) copies of the construction plan materials as specified in these

land development regulations to the Land Development Regulation Administrator. Construction plans shall show the proposed locations, sizes, grades, and general design features of each facility.

- 5.34.1 Required Materials for Submission. Twelve (12) sets of construction plans and necessary supporting material shall be submitted in accordance with the procedure outlined in Section 5.17 of these land development regulations.
- 5.34.2 Plans Specifications. Construction plans shall be drawn to a scale of one (1) inch represents two hundred (200) feet or larger and shall consist of the following:
1. A topographic map of the subdivision with a maximum contour interval of one (1) foot where overall slopes are zero percent (0%) to two percent (2%), two (2) feet where slopes are over two percent (2%), based on U.S. Coast and Geodetic Datum. This topographic map shall be prepared by a land surveyor.
 2. A contour drainage map of the basins within the proposed subdivision, with the size of each basin shown in acres. The outlines and sizes, in acres, of all existing and proposed drainage areas shall be shown and related to corresponding points of flow concentration. Each drainage area shall be clearly delineated. Flow paths shall be indicated throughout, including any final outfalls from the subdivision and basins. Existing and proposed structures affecting the drainage shall be shown.
 5. Plans showing proposed design features and typical sections of canals, swales and all other open channels, storm sewers, all drainage structures, and other proposed subdivision improvements.
 4. Plans and profiles for all proposed streets and curbs are required. Where proposed streets intersect existing streets, elevations and other pertinent details shall be shown for existing streets for a minimum distance of three hundred (300) feet from point of intersection.'
 5. Plans of any proposed water distribution system and sanitary sewer collection system showing pipe sizes and location of valves, pumping stations and fire hydrants, where the installation of such facilities are required by these land development regulations.
 6. Plans for all road and street signs and street name signs showing the location of such signage and any other traffic safety control devices which is required or proposed. In addition, the specifications for such signage shall be provided as part of this plan, which shall detail in diagram form as necessary the size, material, color, and specifications for installation of such signage.
 7. Other information on the construction plans as may be required by the Town Council.

SECTION 5.35 SUBDIVIDER'S AGREEMENT. The subdivider's agreement, required in Section 5.18.4, shall specify the following:

1. The work to be done, and the time specified therefore, by the subdivider.
2. The variances, if any, approved by the Town Council to standard requirements (see Article 12 of these land development regulations).
3. The participation in the development, if any, by the Town Council and the time for completion of such work.
4. The lien, if any, imposed upon the land of the subdivider for any work performed by the Town Council.
- 5- The conveyance by the subdivider to the Town of all required water, sanitary sewer, and storm sewer lines installed within dedicated public right-of-way.
6. The agreement of the subdivider to maintain and repair all improvements which these land development regulations require the subdivider to install in the subdivision for a period of one (1) year after completion of the same.

SECTION 5-36 FINAL PLAT SPECIFICATIONS. The final plat shall be drawn clearly and legibly in ink at a scale of at least one (1) inch equals two hundred (200) feet using a sheet size of twenty-four (24-) inches by thirty-six (36) inches, each sheet shall be drawn with a marginal line completely around each sheet and placed so as to leave a three (3) inch binding margin on the left side and a one (1) half (1/2) inch margin on the other three (3) sides (see Appendix A). If more than one (1) sheet is required, an index map relating each sheet to the entire subdivision shall be shown on the first sheet.

Twelve (12) sets of the final plat and necessary supporting material shall be submitted in accordance with the procedure outlined in Section 5.18 of these land development regulations