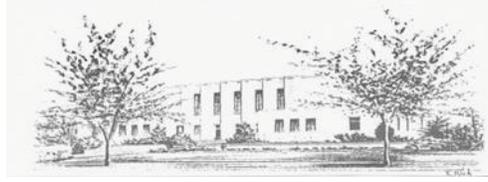


STARK COUNTY PRELIMINARY SUBDIVISION PLATS DIRECTIONS



WHAT IS A SUBDIVISION?

A subdivision is the division of a lot, parcel of land, or tract, creating two or more lots, tracts, or parcels for the purpose, whether immediate or future, of sale, rent, or of building development, and any plat or plan which includes the creation of any part of one or more streets, public easements, or other rights-of-way, whether public or private, for access to or from any such lot, tract or parcel, and the creation of new or enlarged parks, playgrounds, plaza, or open spaces.

WHAT IS A PRELIMINARY PLAT?

The preliminary plat shall be prepared by a registered land surveyor and shall be submitted to the Planning and Zoning Commission for review and recommendation to the County Commission. The preliminary plat shall cover the entire contiguous area owned or controlled by the subdivider if it is less than twenty (20) acres even though only a small portion of it is proposed for the development at the time. The subdivider may be required to submit a development plan if he/she owns or controls more than twenty (20) contiguous acres of land.

STARK COUNTY SUBDIVISION SUBMITTAL REQUIREMENTS CHECKLIST

SKETCH PLAN

Applicant met with the Zoning Administrator and under County staff on _____ prior to submittal.

Sketch Plan Data-Note: Sketch Plan does not need to be prepared by an engineer, surveyor, architect, etc. Sketch Plan shall be drawn to scale.

Tract Boundaries

North Arrow

Description of Nature and Purpose of Street(s) on and adjacent to the tract

Proposed General Street Layout

Significant Topographical and Physical Features

Proposed General Lot Layout

Existing and Proposed Land Use

STARK COUNTY PRELIMINARY SUBDIVISION PLATS DIRECTIONS

PRELIMINARY PLATS

Submission of Copies-Note: Preliminary Plat shall be prepared by a registered land surveyor

__ Submitted on _____ (Note: must be submitted at least 3 weeks prior to the regularly scheduled Planning and Zoning Commission meeting.

__ Two 24" x 36" originals and eleven (11) 11" x 17" prints of the preliminary plat, and a digital copy of the preliminary plat were submitted.

__ Preliminary Plat Data

__ Proposed subdivision name

__ Location by section, township and range to the quarter section

__ Name and address of developer, owners, lien holders, certifier, surveyor or engineer, and designer

__ Scale of plat (1"=100' or less)

__ Date of submittal

__ North Arrow

__ Boundary line of proposed subdivision indicated by a solid heavy line, accurately drawn to scale and showing distances and bearings.

__ Total acreage within subdivision.

The following information shall be included on the proposed plat and existing properties both adjacent to and congruent with the proposed subdivision.

__ Location, right-of-way width and names of any existing or previously platted streets including type and width of surfacing or public ways, easements, railroads, utility rights-of-way, parks and other public open spaces, permanent buildings or structures, corporate boundaries and section lines within or adjacent to the subdivision.

__ Location of existing property lines, buildings, drives, streams, watercourses, wooded areas and drainage ways.

__ Existing water mains, storm sewers, sanitary sewers, culverts, bridges and other utility structures within the tracts, indicating pipe size, grades and exact locations as obtained from public records, oil wells, septic tanks drain fields/cesspools and outlets, farm drain inlets and outfalls.

__ Existing zoning of the proposed subdivision and the zoning of the adjacent tracts of land.

STARK COUNTY PRELIMINARY SUBDIVISION PLATS DIRECTIONS

- __ Boundary line of adjacent tracts of land or lots showing owner's name.
- __ Contour at vertical intervals of not more than two (2) feet.
- __ Location and dimension of any site to be reserved or dedicated for public uses including drainage ways, parks and open spaces.
- __ Layout of the proposed streets, alleys, crosswalks and easements, showing widths and proposed street names.
- __ Layout, number and dimensions of all lots and blocks.
- __ Parcels of land intended to be dedicated or reserved for public use or set aside for the use of property owners within the subdivision.
- __ Building setback lines, showing dimensions.
- __ Name and address of the property owners(s) and registered land surveyors who prepared the plat.
- __ A location map inset showing the boundary of the proposed subdivision and covering the area within a one-mile radius of the subdivision.
- __ Topographic contours with a minimum contour interval of two (2) feet, with indication of datum used (NGVD29 or NAVD88 with NAVD88 required for areas with current floodplain information in that datum).
- __ 100-year floodplain and floodway elevations if any portion of the subdivision is within the floodplain, with indication of datum used (NAVD88 required for areas with current floodplain information in that datum).
- __ Location and identification of any section lines within or adjacent to the subdivision.
- __ Boundary lines of tracts of subdivided and un-subdivided land within or adjacent to the proposed subdivision.
- __ Location and dimensions of proposed utility easements, including easements for storm water management facilities and proposed locations of culverts and retention/detention areas, if available.

STARK COUNTY PRELIMINARY SUBDIVISION PLATS DIRECTIONS

__ Traffic Impact Study analyzing the improvements required within and nearby the proposed subdivision, if deemed necessary by County staff

__ Detailed grading plan of part or all of the area, if required by County staff.

__ Statement of the general type of improvements required within and nearby the proposed subdivision.

__ Soil survey/report, if required by the County staff.

__ Proposed deed restrictions, if any.

__ Existing and proposed access points along public right-of-way within or adjacent to the subdivision.

__ Wetlands study.

__ Location and dimension of non-access lines.

__ Other information as requested by County staff.