

SECTION 5

PRELIMINARY PLAN

- 5.1 Procedure. A subdivider desiring approval of a Preliminary Plan for a subdivision shall submit a written application to the City Planning Commission. The application shall be accompanied by the following:
- 5.1.1 Three (3) blueprint or black-line copies of the Preliminary Plan and all supplementary information required by the Commission;
 - 5.1.2 The filing fee as required in Section 9.1; and
 - 5.1.3 A "sketch-plan" of the entire tract to be subdivided whenever additional portions thereof are to be developed in the future.
- 5.2 Requirements. The Preliminary Plan shall contain the following information:
- 5.2.1 The name and address of the owner and/or subdivider of the tract of land to be developed and the proposed name of the subdivision.
 - 5.2.2 The boundary lines and distances, the gross and net acreage, and the location of the tract of land in relation to the surrounding area within the City.
 - 5.2.3 The names of the owners of all property adjoining the tract.
 - 5.2.4 The rights-of-way of all proposed and existing streets, roads, highways, and wet and dry-weather water courses within the tract and within two hundred (200) feet thereof.
 - 5.2.5 The approximate location of all existing structures within the tract proposed to be retained and all wooded areas within the tract and within two hundred (200) feet thereof.
 - 5.2.6 Sufficient contour data to indicate the slope and drainage of the tract and the elevations of the high and low points thereof. Contour data shall extend two hundred (200) feet beyond the property limits of the tract. Elevation and contour data from USGS topographic maps is acceptable.

- 5.2.7 The layout of lots showing the approximate dimensions and numbers.
- 5.2.8 All parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds, or other public, semi-public, or community purposes.
- 5.2.9 The location and size of the nearest water main, sanitary sewer main, storm sewer line, and all other pertinent utilities.
- 5.2.10 A preliminary outline of all deed restriction and covenants that will be placed upon the subdivision.
- 5.2.11 Preliminary plans for all proposed improvements.
- 5.2.12 The Preliminary Plat shall be drawn to a scale of fifty (50) feet to one (1) inch or one hundred (100) feet to one (1) inch, provided, however, that should the resulting drawing measure less than eighteen (18) inches by eighteen (18) inches or more than thirty-six (36) inches by thirty-six (36) inches, a scale as recommended by the Commission be used.

5.3 Commission Procedure.

- 5.3.1 Within Sixty (60) days after the submission of the Preliminary Plan and all supplementary material to the City Planning Commission, the Commission shall approve (with or without conditions) or disapprove the Preliminary Plan. If the City Planning Commission does not act upon the Preliminary Plan within the sixty (60) day period, the Preliminary Plan shall be deemed approved by the Commission, except that the Commission, with the consent of the applicant, may extend the sixty (60) day period. The grounds of disapproval of any Preliminary Plan by the Commission shall be made a matter of record.
- 5.3.2 If the Preliminary Plan is approved by the Commission, the applicant shall be authorized to proceed with the preparation of the Final Plan. A copy of the resolution approving or disapproving the Preliminary Plan shall be signed by the Chairman or Secretary of the Commission, attached to the Preliminary Plan, and filed in the Office of the City Clerk.

5.3.3 Approval of the Preliminary Plan shall lapse unless a Final Plan of all or a portion included within the Preliminary Plan is submitted to the Commission within one (1) year from the date of the Preliminary Plan approval. A maximum extension of two (2) years may be granted by the Commission, upon application by the subdivider prior to the expiration of the initial approval.

5.4 Display House Plat.

5.4.1 The subdivider may, after receiving approval of a Preliminary Plan, submit a Display House Plat to the Commission for review and approval. There may be one (1) display house for every twenty (20) houses proposed, not to exceed ten (10) display houses. The Display House Plat shall include a complete out-boundary survey of the proposed subdivision and the location of each display house in relation to proposed lots.

5.4.2 The Display House Plat shall contain terms and conditions as required by the Commission, including but not limited to the following:

5.4.2.1 The Display House Plat shall be recorded in the Office of the County Recorder prior to issuance of a building permit for any Display House.

5.4.2.2 If initial construction of a Display House has not commenced within ninety (90) days, the Commission's approval shall lapse and the Display House Plat shall be null and void.

5.4.2.3 The Display House Plat shall become null and void upon approval of the Final Plan by the Commission and Council and the recording of the Final Plat with the County Recorder. The Final Plat shall establish each Display House upon an approved lot.