



TOWN OF RUTLAND PLANNING COMMISSION

Date of Receipt _____

PRELIMINARY PLAT GENERAL REQUIREMENTS

Subdivision # _____

Applicant _____

Location of Subdivision _____

DRAWING REQUIREMENTS:

General Requirements

The preliminary subdivision plat shall consist of one or more sheets of drawings, each of which shall conform with the following requirements:

- (1) Shall show all dimensions in feet or decimals of a foot.
- (2) Shall be drawn to a scale not in excess of one hundred (100) feet to the inch, nor in excess of sixty (60) feet to the inch for subdivisions having lots of less than one hundred (100) feet frontage.
- (3) No plat shall exceed twenty-four (24") inches X thirty-six (36") inches in size.

Contents

The preliminary subdivision plat shall contain, either on the plat, the application or a separate sheet, information and data and shall depict the subdivision as follows:

Required	Satisfactory	Required	Satisfactory
___ (1) Identifying title of the subdivision.	___	___ (16) Parks and other public open spaces, existing and proposed.	___
___ (2) Name of the municipality.	___	___ (17) Other essential features, existing and proposed.	___
___ (3) Name and address of owner of record and subdivider.	___	___ (18) The location of all trees on the site, outlines of wooded and open areas, and all other natural features or site elements, existing or proposed, and an indication of which natural features or site elements are to be preserved.	___
___ (4) Name and professional credentials of plat designer.	___	___ (19) All information specified in provisions (9) through (18) hereof with respect to adjacent land of owner and with respect to adjacent land of others to a distance of one hundred (100') feet.	___
___ (5) Date, true north point and scale.	___	___ (20) Contour lines based on accurate ground surveys or combination of ground/aerial surveys, at intervals of five (5') feet of existing grades and of proposed finished grades where change of existing ground elevation will be five (5') feet or more.	___
___ (6) Boundaries and area of contiguous total land owned by the owner and of land within the proposed subdivision made and certified by a licensed land surveyor tied into existing reference point.	___	___ (21) Typical cross sections and profiles of proposed grading, streets, highways and sidewalks.	___
___ (7) Identification of the zoning district or districts applicable to the area to be subdivided and the entire tract.	___	___ (22) If a private sewage disposal system is proposed, location and results of tests to ascertain subsurface soil, rock and ground water conditions, depth to ground water unless pits are dry at depth of eight (8') feet; location and results of percolation test.	___
___ (8) Proposed subdivision lot lines, with bearings and distances.	___	___ (23) Preliminary designs of any bridges or culverts which may be required.	___
___ (9) Streets, highways, easements, sidewalks and alleys, including names and widths, existing and proposed.	___	___ (24) All parcels of land proposed to be dedicated to public use and the condition of such dedication.	___
___ (10) Buildings, existing and proposed.	___	___ (25) Requested waivers and variances and the reasons therefor.	___
___ (11) Water courses, existing and proposed.	___		
___ (12) Municipal and public utility easements and rights-of-way, existing and proposed.	___		
___ (13) Sewer mains and connections to municipal or community sewer systems or on-site community or private sewage disposal facilities, including sizes and elevations, existing and proposed.	___		
___ (14) Water mains and connections to municipal or community water systems or on-site community or private water supplies and lines including sizes and elevations, existing and proposed.	___		
___ (15) Drainage systems and connections to municipal or community systems, including sizes and elevations and showing culverts with rim and invert elevations, existing and proposed.	___		

Location Map

The preliminary plat shall be accompanied by a location map drawn at the scale of 1" = 2,000' to show the relation of the general surrounding area.