

BALLARD CITY PRELIMINARY PLAT

Check List

TO BE COMPLETED BY BOTH THE DEVELOPER AND THE CITY
THIS FORM IS NOT CONCLUSIVE

Design: Check each of the following items for compliance with adopted City Standards, Titles, General Plans and Ordinances. This form, when properly completed, shall be included with the preliminary plat of the Subdivision being submitted for review and approval.

Check: Check each of the following items for compliance with adopted City Standards, Titles, General Plans and Ordinances. Note deficiencies, by reference number on a separate sheet and attach to this document. Upon completion of review, a completed copy of this document will be provided to the Developer and shall serve as notice to the Developer of approval, approval with conditions, or rejection of this preliminary plat as submitted.

Design Check Description

- _____ 1. Two (2) 24"x 36" and one 8.5" x 11" copies of the preliminary subdivision plat shall be submitted to the planning department. Following planning commission action one (1) CD disk of the preliminary plat in pdf format
- _____ 2. List of the names of all adjacent property owners with their most current mailing address.

SUBDIVISION PLAT DETAILS:

- _____ 3. Plat drawn to scale of not less than 1"=100'.
- _____ 4. North Arrow.
- _____ 5. Plat drawn with the top of the sheet being either north or east.
- _____ 6. Names and addresses of the owner, subdivider if other than the owner, and engineer or designer of the subdivision and show Title of Land or agreement to buy.
- _____ 7. Location of subdivision including the address and the section, township and range.
- _____ 8. All lines, dimensions and markings in waterproof black ink. (No adhesive labels).
- _____ 9. Requested name for the subdivision.
- _____ 10. Date of preparation.

EXISTING CONDITIONS:

- _____ 12. Location of the nearest legal monument
- _____ 13. The boundary of the proposed subdivision and acreage included.
- _____ 14. Depiction of all property under the control of the subdivider, even though only a portion may be considered for development.
- _____ 15. Location, width, and names of all existing streets within two hundred feet (200') of the subdivision.
- _____ 16. Location of all public ways, railroad and utility rights of way, parks, and other public spaces, permanent buildings, and structures, and houses or permanent easements.
- _____ 17. Location of Section and corporation lines.
- _____ 18. Location of all wells, proposed, active and abandoned, and of all reservoirs within the tract and to a distance of at least one hundred feet (100') beyond the tract boundaries.
- _____ 19. Existing sewers, water mains, irrigation lines, culverts or other underground facilities within the tract and to a distance of at least one hundred (100') beyond the tract boundaries, indicating pipe sizes, grades, manholes and exact location.

- _____ 20. Existing ditches, canals, natural drainage channels and open waterways and proposed realignments.
- _____ 21. Boundary lines of adjacent tracts of unsubdivided land, showing ownership where possible.
- _____ 22. Contour lines at vertical intervals of not more than two feet (2') excepting in mountainous or otherwise steep areas where a more practical interval would be warranted.
- _____ 23. Where applicable, location of the 100-year floodplain as determined by the federal emergency management agency FEMA.

PROPOSED PLAN

- _____ 24. The layout of streets (designated by actual or proposed names and numbers), showing location, widths and other dimensions of proposed streets and alleys.
- _____ 25. Layout, numbers, and typical dimensions of lots
- _____ 26. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in subdivision.
- _____ 27. Building setback line.
- _____ 28. Proposed easements for water, sewers, drainage, utility lines and other purposes.
- _____ 29. Typical street cross sections and preliminary street grades if required.
- _____ 30. Tentative plan to accommodate storm water.
- _____ 33. An adequate traffic report prepared by a qualified traffic engineer when required by the planning commission.
- _____ 34. Where necessary, copies of any agreements with adjacent property owners relevant to the proposed subdivision and a water study if required.

Prepared By: _____ **Date:** _____

Signed By: _____ **Date:** _____