

Chapter 16.16

PRELIMINARY PLAN

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16.16.010 Requirements generally.

The preliminary plan shall show the information required by Section 16.16.020 through 16.16.050 and required materials under Title 18. The preliminary plan shall be accompanied by a properly executed checklist as set forth in Section 16.36.010. (Ord. 1987-M-45 § 5.)

16.16.020 Identification and description.

Identification and description of the preliminary plan shall be shown as follows:

- A. Proposed name of subdivision;
- B. Location by section, town, and range, or by other legal description;
- C. Names and addresses of owner, or subdivider having control of the tract, name and seal of registered engineer or surveyor who prepared topographical survey, and designer of the plan;
- D. Graphic (engineering) scale not smaller than one inch to one hundred feet;
- E. Northpoint (designated as true north);
- F. Date of preparation;
- G. Drawn on twenty-four-inch by thirty-six-inch sheets.

(Ord. 1963-21 § IV(1): Prior code § 11.004(1).)

16.16.030 Existing conditions.

Existing conditions shall be shown on the preliminary plan as follows:

- A. Boundary line of proposed subdivision clearly indicated;
- B. Total approximate acreage therein;
- C. Existing zoning district;
- D. Location, widths, and names of all existing or previously platted streets, or other right-of-ways, showing type of improvement, if any, railroad and utility right-of-ways, parks, and other public open spaces, permanent buildings and structures, easements, and section and corporate lines, within the tract and to a distance of one hundred feet beyond the tract;
- E. Location and size of existing sewers, water mains, culverts, or other underground facilities within the tract and to a distance of one hundred feet beyond the tract, also indicating such data as grades, invert elevations, and locations of catchbasins, manholes, and hydrants;
- F. Location map, drawn at a scale of not less than one inch equals one thousand feet, showing boundary lines of adjoining unsubdivided or subdivided land within an area bounded by nearest arterial streets or other natural boundaries, identifying type of use and ownership of surrounding land and showing alignments of existing streets;
- G. Topographic data including existing and proposed contours at vertical intervals of not more than two feet. Topographic data shall be indicated in feet above mean sea level. Watercourses, marshes, rock outcrops, other significant features and soil boring data at locations at depths as may be required by the director of public works;

- H. Locations of or reference to locations of existing monuments, bench marks, and survey markers used in preparation of plans.
(Prior code § 11.004(2): Ord. 1963-21 § IV(2).)

16.16.040 Proposed subdivision design features.

Proposed subdivision design features shall be shown on the preliminary plan as follows:

- A. Street Plan.
 - 1. The arrangement, character, extent, width, grade, and location of all streets shall conform to the official plan and shall be considered in their relation to existing and planned streets, to reasonable circulation of traffic within the subdivision and adjoining lands, to topographical conditions, to runoff of stormwater, to public convenience and safety, and in their appropriate relations to the proposed uses of the area to be served;
 - 2. Every street in any subdivision shall be dedicated as a public street and no private streets shall be approved except by special action of the plan commission and the city council.
 - 3. The layout of streets shall show right-of-way widths and street names (not duplicating the name of any street heretofore used in the city or its environs unless the street is an extension of an already named street, in which case the name shall be used) and showing a proposed through street extended to the boundaries of the subdivision.
 - a. Right-of-way widths of major traffic-ways including freeways, parkways, major and secondary thoroughfares shall be in accordance with those designated on the official plan.
 - b. All right-of-way widths shall conform to the following minimum dimensions:
 - i. Collector streets, eighty feet;
 - ii. Minor streets, sixty-six feet;
 - iii. Cul-de-sac streets, sixty-six feet;
 - iv. Marginal access streets, forty feet;
 - c. A cul-de-sac street shall not be more than five hundred feet in length measured along its centerline from the street of origin to the end of its right-of-way, unless there are less than sixteen lots abutting the cul-de-sac street. Each cul-de-sac shall have a terminus of nearly circular shape with a minimum diameter of one hundred twenty feet.
 - d. Provisions shall be made for serving lots abutting arterial streets and highways by either the use of:
 - i. Marginal access street; or
 - ii. Backing lots to the arterial street with a screen planting contained in a nonaccess reservation along the rear property line.
 - e. It must be evidenced that all street intersections and confluences encourage safe and efficient traffic flow. The intersection of more than two streets shall be avoided unless specific conditions of design indicate otherwise.
 - f. Minor streets shall be so aligned that their use by through traffic will be discouraged.
 - g. Where there is a deflection in the street alignment in excess of ten degrees, a curve shall be inserted with a radius of not less than;
 - i. Collector streets, three hundred feet;
 - ii. Minor streets, one hundred fifty feet.
 - h. Tangents at least fifty feet long shall be introduced between reverse curves on collector streets.

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4. The existing and proposed centerline profile and cross section of each street shall be shown, indicating also when a new subdivision abuts a previously dedicated street right-of-way, that all required street improvements out to the centerline of this existing street bounding the new subdivisions shall be installed to meet and comply with the current standards of the city.
 - a. Where there is a deflection in the horizontal centerline within a given block at any one point in excess of ten degrees, a curve shall be inserted with a radius of not less than:
 - i. Collector streets, three hundred feet;
 - ii. Minor streets, one hundred fifty feet.
 - b. Gradients of streets shall be at least four percent and shall not exceed on:
 - i. Collector streets, five percent;
 - ii. Minor streets, seven percent.
 5. The preliminary plan shall show, or a certificate shall be submitted to the effect that the subdivider is aware of his responsibility for the installation of all the following items in accordance with the current standards and specifications of the city as set forth in Ordinance No. 1960-29 as revised or superseded:
 - a. Pavements;
 - b. Curbs and gutters;
 - c. Street lights;
 - d. Sidewalks;
 - e. Street signs;
 - f. Parkway seeding and tree planting.
- B. Block Standards.
1. Block numbers will be shown.
 2. The maximum lengths of blocks shall be one thousand two hundred feet. Blocks over nine-hundred feet long may require pedestrian ways at their approximate centers. The use of additional access ways to schools, parks, or other destinations may be specified by the plan commission.
 3. No specific rule concerning the shape of blocks is made, but blocks must fit readily into the overall plan of the subdivision and their design must evidence consideration of topographical conditions, lot planning, traffic flow, and public open space areas.
 4. Blocks intended for commercial, industrial, and institutional use must be designated as such.
 5. Where a subdivision borders on or contains a railroad right-of-way or limited access thoroughfare right-of-way, the plan commission may require a street approximately parallel to and on each side of such right-of-way at a distance suitable for the appropriate use of the intervening land as for:
 - a. Park purposes;
 - b. Deep residential lots backing to railroad or arterial street with a planting screen in a nonaccess area at rear property lines of lots; or
 - c. Motor vehicle parking, business or industry with due regard for the requirements of approach grades and future grade separations.
- C. Lot Standards.
1. In general, lots should be as nearly rectangular in shape as practicable.
 2. The minimum lot dimensions for residential development shall be seventy feet wide at the established building line and not less than one hundred feet in average depth, and containing not less than the minimum lot area requirements of the zoning ordinance. These minimum requirements shall not apply to land subdivided for nonresidential development.
 3. All lots shall have not less than the minimum width of the lot abutting on a publicly dedicated street.

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4. Side lines of lots shall be at right angles or radial to the street line, or substantially so.
5. Corner lots shall be not less than ninety feet in average width.
6. Double frontage lots are not permitted except:
 - a. Where lots back upon an arterial street, and in such 2instances vehicular and pedestrian access between lots and the arterial street is prohibited; and
 - b. Where topographic or other conditions render subdividing otherwise unreasonable, such double frontage lots shall have an additional depth of at least twenty feet in order to allow for a protective screen planting on one frontage.
7. Lots abutting upon a watercourse, drainageway, channel, or stream, shall be of an additional depth or width, as required, to provide an acceptable building site.
8. In the subdividing of any land within the city or within one and ne-half miles of the corporate limits, due regard shall be shown for all natural features, such as tree growth, watercourses, historic spots, or similar conditions.
9. The layout, numbers, areas, and dimensions of lots to the nearest foot, and the proposed land use for each lot, parcel, or tract shall be indicated.
10. The minimum front and side street building setback lines shall be shown and dimensioned in accordance with the applicable zoning ordinance requirements.
11. Flag Lots:
 - a. A flag lot shall have frontage on a street of not less than fifteen (15) feet, and that part of the lot connecting its buildable portion with its street frontage (the "flagpole") shall be not less than fifteen (15) feet in width. However, if two flag lots share a common access onto a public right-of-way, the minimum frontage and the minimum width of the flagpole of the two lots combined may be reduced to not less than eighteen (18) feet at any point.
 - b. No more than two (2) flag lots may have a shared access to a public right-of-way, and no more than two flagpoles of flag lots may abut each other. In the case of a shared access, a maintenance agreement shall be required

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between the parties to ensure proper maintenance of the roadway.

- c. Flag lots shall comply with all regulations of Chapter 15.28 (Fire Prevention Code) regarding driveway width, hydrant locations and turnarounds.

(Ord. 1994-M-21 § 1.)

D. Parks and Other Public Areas.

- 1. Where any area is specifically designated on the general development plan of the city, for a public park, playground, school or other public use, and is owned by the subdivider, such area shall be reserved for such use on all subdivision plans and plats; and the acquisition of such area may then be secured by the city, or other public authorities or arrangements made for its acquisition within a period not to exceed one year from the date of approval of the final plan. The value of such lands shall be established by three qualified appraisers; one of whom shall be appointed by the plan commission, one by the subdivider, and one of whom shall be mutually agreed upon by the other two.
- 2. Should the city decide to take such premises, then and in that case it shall make arrangements to pay the subdivider therefor the appraised value as determined by the above described appraisers, or a sum that is mutually agreed upon. The city may accept any donation of land as above described should the subdivider desire to contribute the same to the city.

E. Utilities.

- 1. Source of domestic water supply and type of sewage disposal, location of sites for community domestic water plant and/or community sewage treatment plant;
- 2. Stormwater drainage:
 - a. Complete storm sewer system, including pipe sizes, inlets, and inverts,
 - b. A proposed surface water drainage pattern for each individual lot, block, and street;
- 3. All easements as required in Section 16.20.020 shall be indicated.

(Ord. 1963-21 § IV(3): Prior code § 11.004(3).)

16.16.050 Protective covenants.

An outline of all proposed protective covenants shall accompany the preliminary plan and shall include a protection against the obstruction of any surface water drainage easement. (Ord. 1963-21 § IV(4): Prior code § 11.004(4).)