6.4 PRELIMINARY PLAT REQUIRED -

1. Information to be Placed on the Preliminary Plat - The Preliminary Plat shall be filed and shall meet the design standards as set forth in Article 4. It shall meet the following requirements:

A. - It shall be drawn on paper of a size 18" , 24", or 24" x 36". More than one sheet may be used.

B. - It shall be drawn at a scale of two hundred feet to one inch or larger.

C. - It shall have a title block located in the lower right hand corner of the plat. It shall contain the following information:

1. Name of the Subdivision
2. Name and address of the owners
3. The name of the engineer or surveyors and his seal or stamp
4. Acreage of land to be subdivided
5. The date
6. A graphic scale
7. North point

D. - A vicinity map which shall show the approximate location of the subdivision to major streets, streams, easements, or other development.

E. - On a preliminary plat the blocks containing the following certificat shall be placed on the right hand side or lower edge of the plat.

1. - Certificate of Approved Water and Sewerage Systems (Form A), shall be placed on the plat.

2. - When connection to public sewerage and water systems is proposed, the following certificates shall also be placed on the plat:

a. Certificate of Availability of Water Service (Form B).

b. Certificate of Availability of Sewerage Service (Form C).

F. - The following shall be attached to the plat:

1. - Certificate of Recommendation of Suitability of the Land for Development (Form D).

G. - The following shall appear on the preliminary plat:

1. - The names of adjacent property owners and subdivisions shall be shown, along with intersecting property lines.

2. - Contours at an interval of not greater than five feet or at a lesser interval if deemed necessary by the Planning Commission. Contours within two hundred fifty feet of the area to be subdivided shall be shown where possible. Contours of the same elevation shall be extended to the point of intersection if they intersect within five hundred feet of the property to be subdivided. Sinkholes shall be clearly labeled and their low point clearly marked. The contours shall relate to the U. S. Geological Survey of the Area and shall relate to the nearest benchmark. All contours shall be marked in feet above sea level.

3. - Boundary lines of area to be subdivided and their bearings and distances.

4. - Existing and proposed easements and their locations, widths, and distances.

5. - Streets and easements on and adjacent to the tract and their names, width, approximate grades, and other dimensions as may be required.

6. - Present and proposed utilities on and adjacent to the tract showing proposed connections to existing utility systems. Rear easements for utility poles and wires shall be required wherever possible.

7. - Lot lines and lot numbers.

8. - Sites and their acreages, if any, to be reserved or dedicated for parks, playgrounds, schools, or other public uses. Sites, if any, for semi-public, commercial, or multi-family uses.

9. - Minimum building setback lines.

10 - Protective covenants shall be placed directly on, or attached to, the Preliminary Plat.