

ARTICLE IV

Specifications for Documents

Section 1. Preliminary Plan

The preliminary plan shall be prepared by a professional land surveyor or engineer licensed to practice in the State of Delaware, at a convenient scale not more than one (1) inch equals one hundred (100) feet, on a 24" by 36" sheet. The preliminary plan shall show the following:

1. Proposed subdivision name, which shall not duplicate or closely approximate the name of any other subdivision in the county.
2. A location map.
3. Names, addresses and deed references of the owner of record, the subdivider, and the surveyor or engineer preparing the plan.
4. Scale, date, and northpoint.
5. Boundaries of the land being subdivided in heavy outline, with the approximate dimensions of the property and the approximate acreage contained therein.
6. Names and locations of adjacent subdivisions and the location of adjoining parcels of unplatted land, with the names and deed references of owners of record.
7. Topographic contours at two-foot intervals or less as required by the commission and referenced at U. S. Geological Survey data.
8. Location of existing property lines, streets, and alleys, easements, buildings, wooded areas, water courses, areas subject to flooding, and any other significant natural or man-made physical features affecting the proposed subdivision.
9. The present zoning classification and zoning district lines of the proposed subdivision and adjoining properties, and proposed uses of property within the area being platted.
10. Layout, width, and proposed names of all streets, alleys, crosswalks, and easements proposed to be dedicated for public use. Street names shall not duplicate nor closely resemble existing street names in the county, except for extensions of existing streets.

11. *Layout, consecutive numbering, and approximate dimensions and area of all proposed block, lots, or parcels.*
12. *Proposed building lines along all streets, with an indication of the minimum amount of setback required.*
13. *Designation of parcels of land to be conveyed, reserved or dedicated for public use or for the common use of property owners within the subdivision.*
14. *Existing or proposed covenants or deed restrictions that cover or are intended to cover all or any part of the tract.*
15. *Location, sizes, elevation, and slopes of existing sewers, water mains, culverts, and other underground structures within the tract and immediately adjacent thereto; existing permanent building and utility poles on or immediately adjacent to the site.*
16. *Preliminary proposals for connection with existing water supply and sanitary sewerage system, and preliminary provisions for collecting and discharging surface water drainage.*
17. *When the application covers only a part of the applicant's entire holding, a map of the entire tract, drawn at a scale of not less than two hundred (200) feet to the inch showing an outline of platted area with its proposed street system and the probable future street system in the remaining portion of the tract.*

Section 2. Construction and Improvement Plans

*Plans, profiles, and specifications for the required improvements shall be prepared by the subdivider and submitted for approval by the appropriate public authorities prior to construction. The plans and profiles to be submitted for all new roads shall include the following:*

1. *Plans and profiles of each street, showing proposed grades street intersection elevations and station references every 100 feet.*
2. *Cross-sections of proposed streets, showing the width of roadways, present and proposed grade lines, and the location and size of utility mains, taken at intervals of not more than 50 feet along each street centerline. Such cross-sections shall extend laterally to the point where the proposed grade intersects the existing grade except that in no case shall less than the full width of the street right-of-way be shown.*

3. Plans and profiles of proposed sanitary sewers and storm drains, with proposed grades and pipe sizes indicated.
4. Plans of the proposed water distribution system, showing pipe sizes and the locations of all valves and fire hydrants.

Section 3. Final Subdivision Plat

The final subdivision plat shall be legibly drawn on reproducible mylar or equivalent, and shall contain the same information, except for any changes or additions required by the Planning Commission, as shown on the preliminary plan. The following additional requirements must also be met:

1. All dimensions and bearings of lines and all areas shall be based upon a field survey of sufficient accuracy and detail that the data shown thereon may be reproduced on the ground. All distances and the length of all lines shall be given to the nearest hundredth of a foot. Bearings of all lines shall be magnetic bearings referenced to the date of the plat and all bearing shall be given to the nearest minute. All areas shall be given to the nearest square foot.
2. Owner's certification, acknowledging ownership of the property and agreeing to the subdivision thereof as shown on the plat, and signed by the owner or owners. In instances where the owner is a corporation, the corporate seal shall be shown.
3. Owner's statement of dedication, offering all streets, alleys, and other public ways and public grounds for dedication to public use.
4. Certification of the surveyor or engineer that the final plat as shown, is a correct representation of the survey as made, that all monuments indicated there exist and are correctly shown, and that the plat complies with all requirements of this ordinance and other applicable laws and requirements. This certificate shall be accompanied by the professional seal of the surveyor or engineer.