



**CITY OF WARREN
PLANNING COMMISSION**

JAMES R. FOUTS, MAYOR
ONE CITY SQUARE, STE. 315
WARREN, MICHIGAN 48093-5283
PHONE: (586) 574-4687 FAX: (586) 574-4645

FINAL PRELIMINARY PLAT APPLICATION

\$1,000 PLUS \$50 PER ACRE OVER 5 ACRES

Please type or print.

APPLICANT:

Name/Company Phone Fax

Address City/State/Zip

LEGAL OWNER:

Name/Company Phone Fax

Address City/State/Zip

PARCEL NUMBER: 13- NUMBER OF PROPOSED LOTS: _____

PROPOSED NAME OF SUBDIVISION: _____

LEGAL DESCRIPTION OF PARENT PARCEL: (ATTACH ADDITIONAL SHEET IF NECESSARY) _____

PURPOSE OF SUBDIVISION: _____

Signature of Applicant Signature of Legal Owner (if different than applicant) DATE

PROCEDURE

STEP 1: Submit one (1) completed **application** and forty (20) **plat plans for Final Preliminary Plat** approval (criteria is attached).

STEP 2: Acreage determines the fee for subdividing property. For parent parcels up to, and including, five (5) acres, the fee is \$1,000.00. Add \$50.00 to the fee for each additional acre, or portion thereof. Please, make checks payable to the *City of Warren, Treasurer*.

SPECIFICATIONS FOR PLAT PLAN DRAWINGS

The plat plan drawing for the preliminary plat shall contain the following criteria and be submitted in the following manner:

- 1) All concept plans must bear the seal and signature of an architect, engineer, professional surveyor, landscape architect, or community planner licensed by the State of Michigan.
- 2) Plans shall have a minimum scale of one (1") inch equals one hundred (100') feet and shall indicate a north bearing.
- 3) Name of and acreage contained within the proposed subdivision.
- 4) Name, address and phone number of the petitioner, owner, and engineer, land surveyor, architect, or planner who prepared the preliminary plat and the date of preparation.
- 5) Location of the subdivision, the numbers of section, town and range, and the city and county.
- 6) All lots and out lots shall be described as follows:

Number all lots consecutively.	Show the width of each lot;
Show total number of lots.	Show building setback lines;
Letter all out lots consecutively.	Location(s) of any existing easement(s)
Show total number of out lots.	Superimpose topographical mapping
Label the length of each lot line;	
- 7) The petitioner shall provide a topographical survey of the proposed subdivision and all property within two hundred fifty (250') feet of its boundaries. Elevations shall be given at all points where property lines change course or at intervals of not more than one hundred (100') feet. Contour lines shall be at one (1') foot intervals except where the intervals should be increased for clarity.
- 8) The street layout of the proposed plat shall indicate
 - a) Proposed connections with existing or future streets.
 - b) Width and location of public walkways.
 - c) Rights-of-way and easements, showing location, width and purpose.
- 9) Any land proposed to be acquired, reserved, or dedicated for public use and/or the use of property owners in the subdivision shall be designated.
- 10) All land within the boundaries of the plat shall be shown thereon in such manner that title to that land may be clearly established whether it is dedicated to public use (for parks, playgrounds, schools or other public uses) or reserved for any non-public use exclusive of single-family dwellings.
- 11) The exterior boundaries of the subdivision shall correctly show the area within the existing right-of-way of abutting streets, county roads, or state trunk line highways.
- 12) When any part of this land lies within or abuts a flood plain area, as established by Ordinance of the City of Warren, the plat shall delineate that flood plain area.
- 13) All lots must meet the requirements of the Zoning Ordinance for the minimum lot width, depth, and corner lot dimensions within the applicable single-family residential zoning district.

